

SEND TAX NOTICE TO:
Bayview Loan Servicing, LLC
4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

20190116000017870
01/16/2019 02:27:36 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of July, 2003, George D Lamb, an unmarried man, executed that certain mortgage on real property hereinafter described to CitiFinancial Corporation, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030716000450190, said mortgage having subsequently been transferred and assigned to Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, by instrument recorded in Instrument No. 2017022200062270, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bayview Loan Servicing, LLC, a Delaware Limited Liability Company did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation



published in Shelby County, Alabama, in its issues of October 3, 2018, October 10, 2018, and October 17, 2018;
and

WHEREAS, on January 8, 2019, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bayview Loan Servicing, LLC, a Delaware Limited Liability Company did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company was the highest bidder and best bidder in the amount of Two Thousand Seven Hundred And 00/100 Dollars (\$2,700.00) on the indebtedness secured by said mortgage, the said Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bayview Loan Servicing, LLC, a Delaware Limited Liability Company all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

One acre, more or less, in the West half of Northeast Quarter of Southwest Quarter lying East of the Shelby Road and joining the one acre, more or less, lot of Winnie Wynn on the North, being in Section 35, Township 21, Range 1 West.

Less and Except:

From the Southwest corner of the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, go North 87 degrees 04 minutes 52 seconds East, 410.00 feet; thence North 05 degrees 18 minutes 20 seconds West, 734.74 feet to a point on the Westerly Right-of-Way line of Shelby Co. Highway No. 37 (also known as Egg and Butter Road) for a Point-of-Beginning; thence North 78 degrees 26 minutes 23 seconds East, 181.62 feet; thence North 09 degrees 09 minutes 35 seconds West, 144.46 feet; thence South 64 degrees 21 minutes 58 seconds West, 184.04 feet to the Westerly Right-of-Way line of said Road, thence Southerly along the arc of a curve to the right which has a radius of 1,000 feet; a delta angle of 0 degrees 46 minutes 18 seconds and a chord bearing of South 07 degrees 10 minutes 13 seconds East, along the arc of said curve a distance of 13.47 feet; thence South 06 degrees 10 minutes 37 seconds East, 86.53 feet to the Point-of-Beginning. Lying in the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bayview Loan Servicing, LLC, a Delaware Limited Liability Company its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws



in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 15 day of January, 2019.

Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

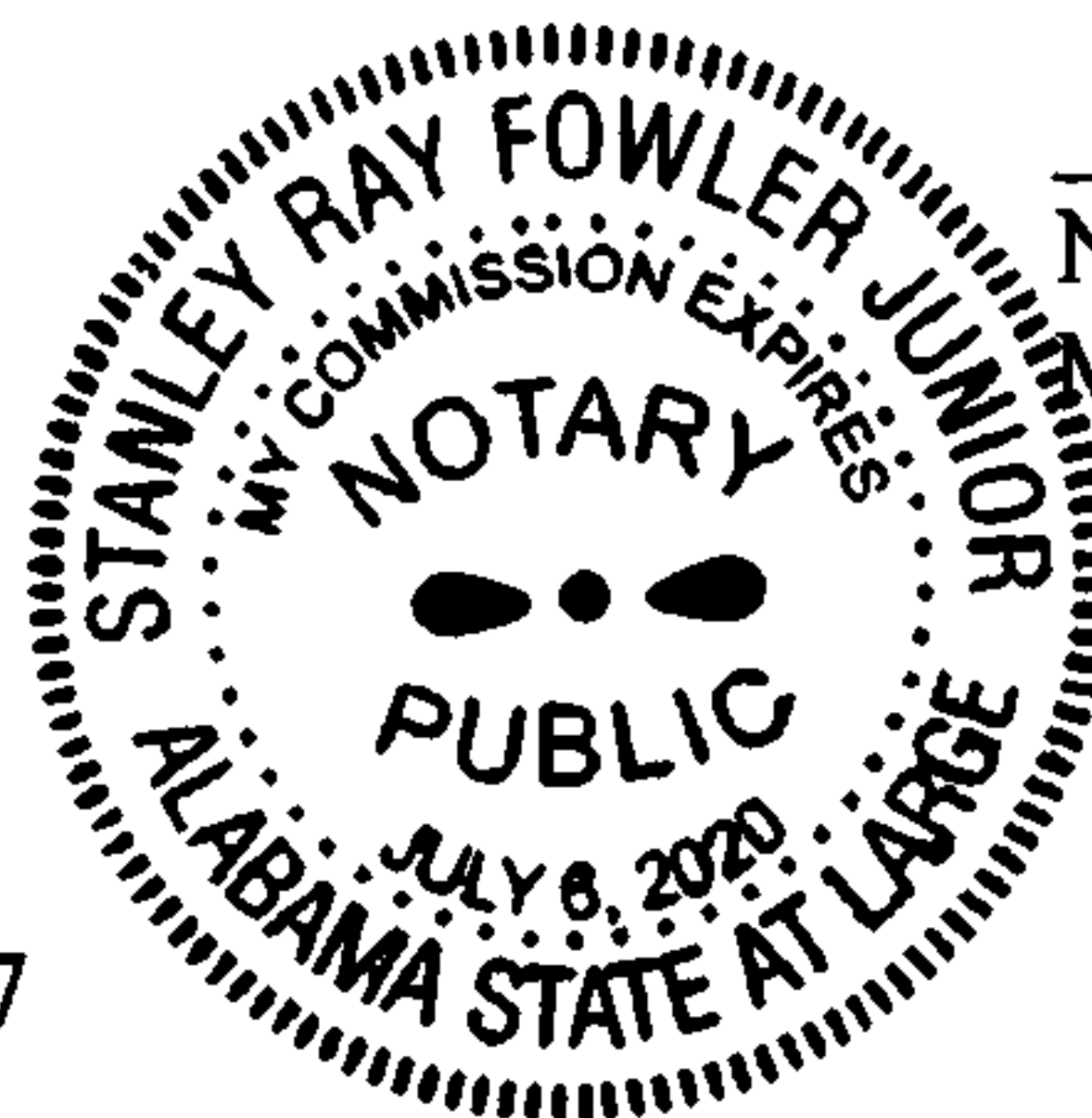
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Williams, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 15 day of January, 2019.

This instrument prepared by:
Jahan Berns
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Bayview Loan Servicing, LLC, a
Delaware Limited Liability
Company
c/o Bayview Loan Servicing,
LLC

Grantee's Name Bayview Loan Servicing, LLC, a
Delaware Limited Liability
Company
c/o Bayview Loan Servicing,
LLC

Mailing Address 4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

Mailing Address 4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

Property Address 941 Egg And Butter Rd
Columbiana, AL 35051

Date of Sale 01/08/2019

Total Purchase Price \$2,700.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/9/19

Print Johnathan Byrd

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/16/2019 02:27:36 PM
 \$25.00 CHERRY
 20190116000017870

Allen S. Byrd