

Send Tax Notice to:
BHM CAPITAL, LLC
110 12TH Street N.
Birmingham, AL 35203

Source of Title:
Inst #20090527000198780

MORTGAGE FORECLOSURE DEED

State of Alabama
Shelby County

KNOW ALL PERSONS BY THESE PRESENTS: That KATRINA M. WISEMAN, an unmarried woman, and JARED A. FORSYTHE, an unmarried man, did, on to-wit, May 22, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB, its successors and assigns, in the original principal amount of \$131, 572.00, which mortgage was recorded on May 27, 2009, in Inst#20090527000198790; and last assigned to PLANET HOME LENDING, LLC, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 21, 2017, in Inst#20170221000060600.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said PLANET HOME LENDING, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 12/5/18, 12/12/18, 12/19/18, 12/26/18; and

WHEREAS, on January 15, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and PLANET HOME LENDING, LLC, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of BHM CAPITAL, LLC in the amount of \$112,481.00, which sum BHM CAPITAL, LLC paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to BHM CAPITAL, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and

purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of \$112,481.00, on the indebtedness secured by said mortgage, KATRINA M. WISEMAN, an unmarried woman, and JARED A. FORSYTHE, an unmarried man, acting by and through the said PLANET HOME LENDING, LLC by Susie Nailen, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said PLANET HOME LENDING, LLC, by Susie Nailen, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BHM CAPITAL, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Final Plat of Park Forest Village Townhomes, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

Property Known As: 209 Forest Village Lane, Alabaster, AL 35007

TO HAVE AND TO HOLD the above described property unto BHM CAPITAL, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said PLANET HOME LENDING, LLC, has caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 4th day of March, 2019.

KATRINA M. WISEMAN, an unmarried woman, and JARED A. FORSYTHE,

Mortgagors

By: PLANET HOME LENDING, LLC
Mortgagee or Transferee of Mortgagee

By: Susie Nailen
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – Susie Nailen

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Susie Nailen, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, in the capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of March, 2019.

Kim N. Smith

Notary Public

My Commission Expires: 10/5/21

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PLANET HOME LENDING, LLC
 Mailing Address 209 FOREST VILLAGE LANE
ALABASTER, AL 35007

Grantee's Name BHM CAPITAL, LLC
 Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 209 FOREST VILLAGE LANE
ALABASTER, AL 35007

Date of Sale 1/15/2019

Total Purchase Price \$112,481.00

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 AMOUNT

☐ 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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 3/11/2019

Print DANIELLE BOWLING

☐ Unattested

Sign

Danielle Bowling
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Record
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2019 09:50:32 AM
 \$135.50 CLEER
 20190311000076620

Ann S. Byrd

Form RT-1