

20190405000110320
04/05/2019 08:17:03 AM
FCDEEDS 1/4

SEND TAX NOTICE TO:
Stanwyk Real Estate Partners LLC
1415 Marion Ct
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of April, 2017, Bobby Frank Patterson Jr., a married man, joined in execution by Beverly Patterson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20170411000122270, said mortgage having subsequently been transferred and assigned to Citizens Bank, N.A., by instrument recorded in Instrument number 20190117000019380, 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 Citizens Bank, N.A. 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 February 27, 2019, March 6, 2019, and March 13, 2019; and

WHEREAS, on March 26, 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 Citizens Bank, N.A. 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, Stanwyk Real Estate Partners LLC was the highest bidder and best bidder in the amount of One Hundred Thirty Thousand And 00/100 Dollars (\$130,000.00) on the indebtedness secured by said mortgage, the said Citizens Bank, N.A., by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Stanwyk Real Estate Partners LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Stone Creek, Phase 5, Plat One, Lake Sector, as recorded in Map Book 39, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Stanwyk Real Estate Partners LLC, 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, Citizens Bank, N.A., has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 27th day of March 2019.

Citizens Bank, N.A.

By: Sirote & Permutt, P.C.
Its: Attorney

By: Rebecca Redmond, Esq.

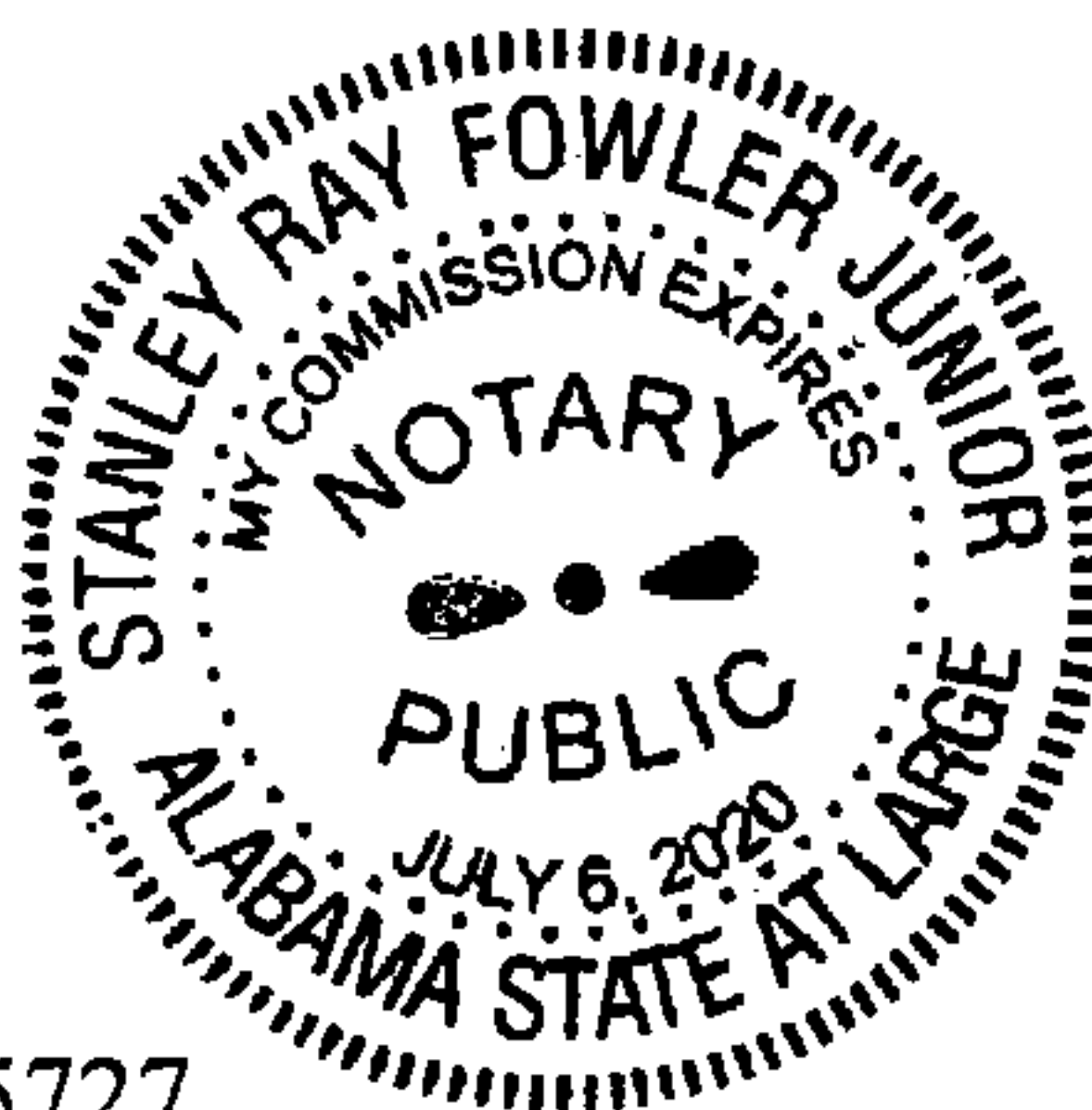
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Citizens Bank, N.A., 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 attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 27 day of March, 2019.

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



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 Citizens Bank, N.A.
c/o Cenlar FSB

Grantee's Name Stanwyk Real
Estate Partners

Mailing Address Attn: FC Department
425 Phillips Blvd.
Ewing, NJ 08618

Mailing Address 1415 Marion Ct
Bham AL
35242

Property Address 4979 Stonecreek Way
Calera, AL 35040

Date of Sale 03/26/2019

Total Purchase Price \$130,000.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 4/4/19

☐ Unattested

(verified by) _____

Print Marceline

Sign [Signature]

(Grantor / Grantee / Owner / ☒ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/05/2019 08:17:03 AM
 \$158.00 CHERRY
 20190405000110320

Allen S. Bezel