

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20120926000366410

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 25, 2012, **Tanya N Griggs, A Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, as nominee for **Hamilton Mortgage Corp.**, its successors and assigns, which said mortgage is recorded in Instrument No. 20120926000366410, in the *Office of the Judge of Probate of Shelby County, Alabama*; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Lakeview Loan Servicing LLC**, as transferee, said transfer is recorded in Instrument 20181212000434150, aforesaid records, and Lakeview Loan Servicing LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Lakeview Loan Servicing LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the *Shelby County Reporter*, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 02/06/2019, 02/13/2019, 02/20/2019; and

WHEREAS, on April 1, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:18 o'clock am, between the legal hours of sale, said foreclosure was duly and properly conducted and Lakeview Loan Servicing LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the *Shelby County, Alabama Courthouse*, in the *City of 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 Lakeview Loan Servicing LLC in the amount of **ONE HUNDRED SEVENTY-NINE THOUSAND SEVEN HUNDRED SIXTY-THREE DOLLARS AND SIXTY-FIVE CENTS (\$179,763.65)** which sum the said Lakeview Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Lakeview Loan Servicing LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **ONE HUNDRED SEVENTY-NINE THOUSAND SEVEN HUNDRED SIXTY-THREE DOLLARS AND SIXTY-FIVE CENTS (\$179,763.65)**, cash, on the indebtedness secured by said mortgage, the said Tanya N Griggs, A Single Woman, acting by and through the said Lakeview Loan Servicing LLC as transferee, by John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Lakeview Loan Servicing LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF CAMERON WOODS, AS RECORDED IN MAP BOOK 23, PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing LLC, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Tanya N Griggs, A Single Woman, Mortgagor(s) by the said Lakeview Loan Servicing LLC have caused this instrument to be executed by John Robison, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said John Robison, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 3 day of April, 2019.

Tanya N Griggs, Mortgagor(s)

Lakeview Loan Servicing LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

John Robison John Robison
Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for 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, he, in his 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 that bears the same date.

Given under my hand and official seal this 3rd day of April, 2019.

Angela Quick
NOTARY PUBLIC

My Commission Expires: 2/9/2022

Grantee Name / Send tax notice to:

ATTN:

M&T BANK

P.O. Box 1288

Buffalo, NY 14240



