

SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3217 Decker Lake Dr.
W Valley City, UT 84119

20190509000157170
05/09/2019 11:29:36 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of March, 2006, Jon Christian Valencia and Andrea Paige Valencia aka Andrea Page Valencia, husband and wife, executed that certain mortgage on real property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060407000161520, said mortgage having subsequently been transferred and assigned to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee, by instrument recorded in Instrumment number 20190212000046330, 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 Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee 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 April 17, 2019, April 24, 2019, and May 1, 2019; and

WHEREAS, on May 7, 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 Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee 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, Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee was the highest bidder and best bidder in the amount of Two Hundred Fifty-Two Thousand And 00/100 Dollars (\$252,000.00) on the indebtedness secured by said mortgage, the said Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2582, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama; being situate in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst.#1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument No. 20050609000280540 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is herinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD the above described property unto Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee 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, Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee, 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 8th day of May, 2019.

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee

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

By: Rebecca Redmond, Esq.

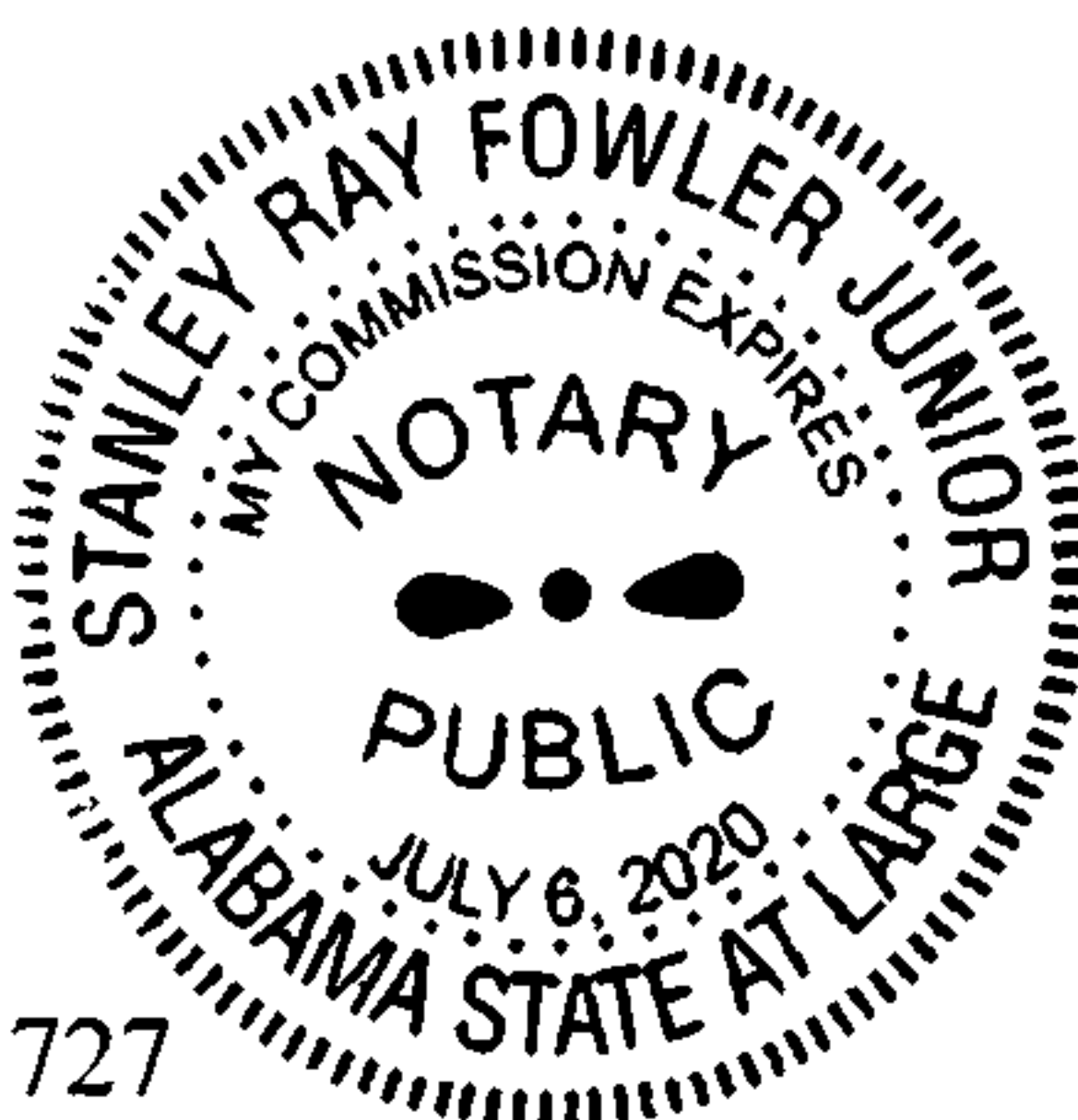
STATE OF ALABAMA)

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 Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee, 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 8 day of May, 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 Towd Point Mortgage Trust
2018-2, U.S. Bank National
Association, As Indenture
Trustee
c/o Select Portfolio Servicing,
Inc.

Grantee's Name Towd Point Mortgage Trust 2018-
2, U.S. Bank National Association,
As Indenture Trustee
c/o Select Portfolio Servicing,
Inc.

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Property Address 1071 Dunnivant Place
Birmingham, AL 35242

Date of Sale 05/07/2019

Total Purchase Price \$252,000.00

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

☐ 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 5/8/19

Print Johnathan Byrd

☐ Unattested _____

Sign [Signature]

(verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2019 11:29:36 AM
 \$31.00 CHERRY
 20190509000157170

Alex S. Byrd