

SEND TAX NOTICE TO:
M & T Bank
1 Fountain Plaza
Buffalo, NY 14203

20190516000167420
05/16/2019 01:40:05 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of November, 2007, David Brisky and Lori Brisky, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Security Atlantic Mortgage Co. Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071214000564510; and modified by Loan Modification in Instrument No. 20150717000243220; along with Scriveners Affidavit in Instrument Number 20190416000124690, said mortgage having subsequently been transferred and assigned to Lakeview Loan Servicing, LLC, by instrument recorded in Instrument Number 20130829000352540, 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 Lakeview Loan Servicing, LLC 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 March 27, 2019, April 3, 2019, and April 10, 2019; and

WHEREAS, on May 14, 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 Lakeview Loan Servicing, LLC 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, Lakeview Loan Servicing, LLC was the highest bidder and best bidder in the amount of Forty-Eight Thousand And 00/100 Dollars (\$48,000.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Lakeview Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 19 South, Range 2 East, run Westwardly along the North line of said 1/4-1/4 a distance of 422.79 feet, thence left 90 degrees 20 minutes a distance of 526.18 feet to the Point of Beginning; thence continue in a straight line a distance of 132.0 feet; thence right 90 degrees 20 minutes a distance of 349.14 feet; thence right 90 degrees 07 minutes a distance of 66.66 feet; thence right 89 degrees 53 minutes a distance of 20 feet; thence left 89 degrees 53 minutes along the East right-of-way line of a 40 foot road a distance of 75.34 feet; thence right 89 degrees 53 minutes a distance of 330.18 feet to the Point of Beginning herein described. Situated in Shelby County, Alabama.

Being one and the same parcel as that described in mortgage in Instrument No. 20071214000564510, which omitted a call.

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing, LLC 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, Lakeview Loan Servicing, LLC, 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 15th day of May, 2019.

Lakeview Loan Servicing, LLC

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

By: [Signature]
Elizabeth Loeftgren, Esq.

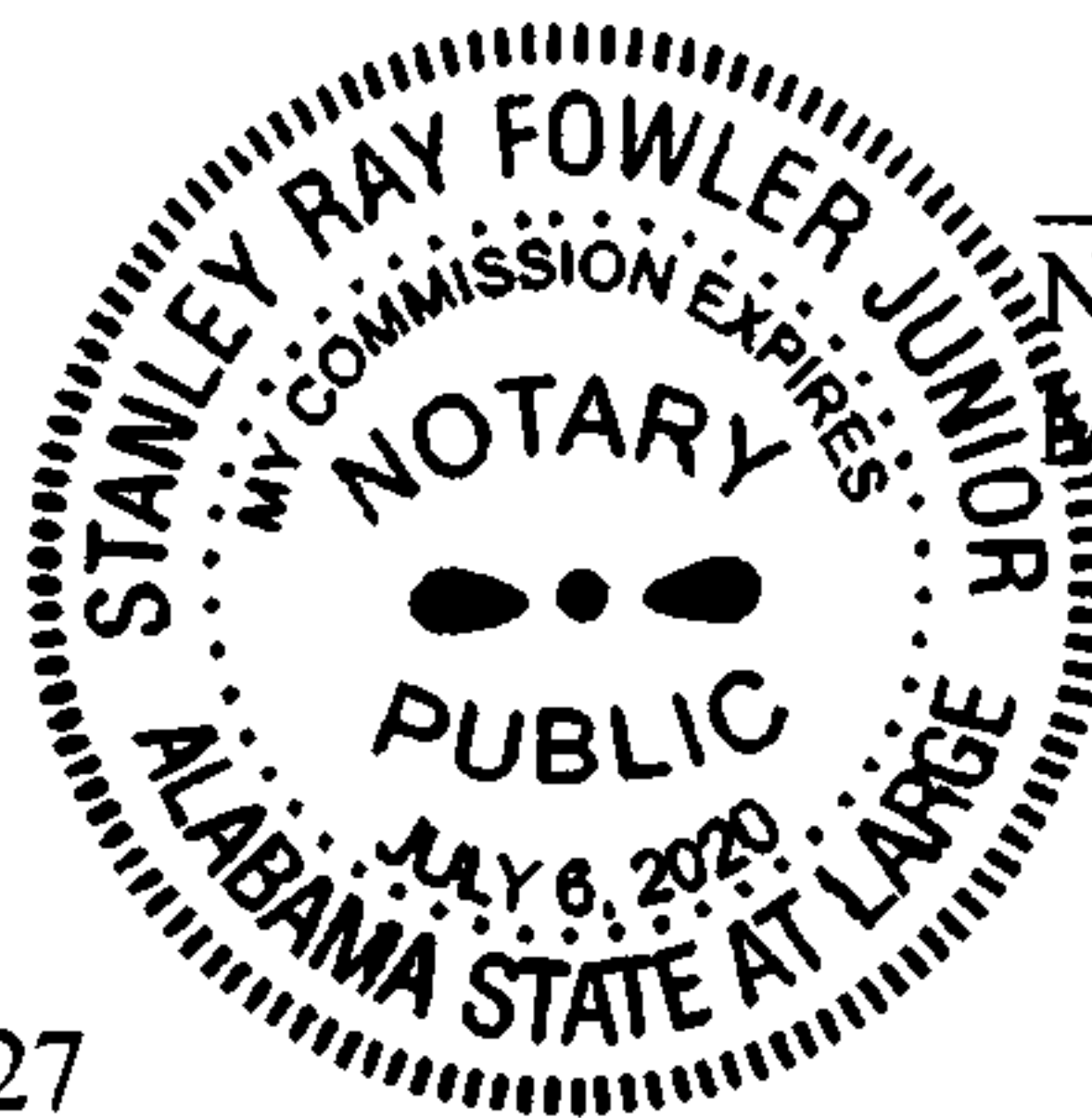
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loeftgren, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Lakeview Loan Servicing, LLC, 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 15 day of May, 2019.

This instrument prepared by:
Elizabeth Loeftgren
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 Lakeview Loan Servicing, LLC
c/o M & T BankGrantee's Name Lakeview Loan Servicing, LLC
c/o M & T BankMailing Address 1 Fountain Plaza
Buffalo, NY 14203Mailing Address 1 Fountain Plaza
Buffalo, NY 14203Property Address 345 Dogwood Ln
Vincent, AL 35178Date of Sale 05/14/2019Total Purchase Price \$48,000.00

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 5/15/19Print Johnathan ByrdSign [Signature](Grantor / Grantee / Owner / Agent) circle one☐ Unattested

(verified by) _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2019 01:40:05 PM
\$31.00 CHERRY
20190516000167420

Allie S. Byrd