


Shelby County, AL 05/24/2019
State of Alabama
Deed Tax: \$103.00

SEND TAX NOTICE TO:

110 12th Street N, Birmingham, AL 35203

STATE OF ALABAMA

COUNTY OF SHELBY


20190524000178610 1/3 \$129.00
Shelby Cnty Judge of Probate, AL
05/24/2019 10:20:55 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of September, 2007, JEREMY BROOME AND APRYL BROOME, executed that certain mortgage on real property hereinafter described to MERS, Inc. as nominee for Freeland and Rogers LLC which said mortgage was recorded on October 4th, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, in Recorded Card 20071004000463890, said mortgage on June 13, 2017, having subsequently been transferred and assigned to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGLAOW SERIES F TRUST, by instrument 20170613000208980 recorded in 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 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGLAOW SERIES F TRUST 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 4/17/2019; 4/24/2019; 5/1/2019; and

WHEREAS, on May 8, 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 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGLAOW SERIES F TRUST 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, BHM Capital, LLC was the highest bidder and best bidder in the amount of One hundred two thousand six hundred forty-four and 54/100 (\$102,644.54) on the indebtedness secured by said mortgage, the said U.S. Bank Trust National Association, As Trustee Of Bunglaow Series F Trust, by and through Aaron Warner, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto BHM Capital, LLC, all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:


LOT 205 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3
AS RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Tax ID: 22-7-35-1-004-002.000

Property Address: 2239 Village Lane, Calera, AL 35040 (Shelby County)

TO HAVE AND TO HOLD the above described property unto BHM Capital, 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.

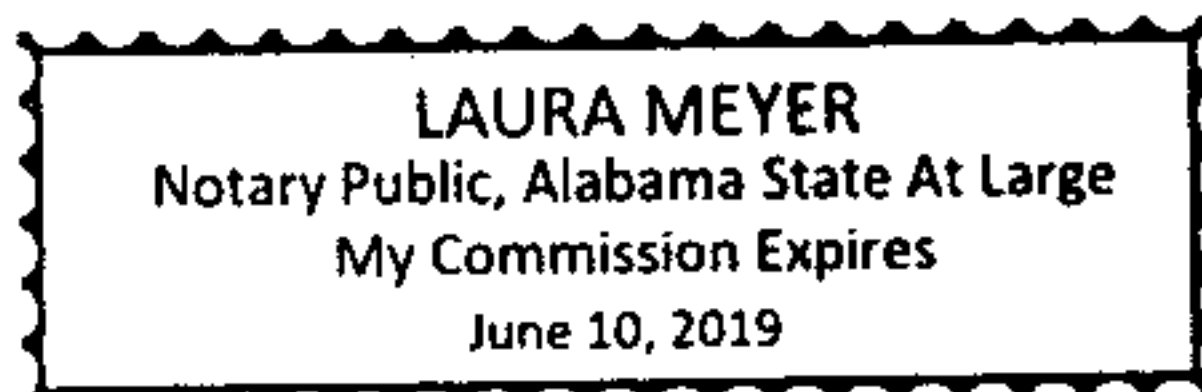
IN WITNESS WHEREOF, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGLAOW SERIES F TRUST, has caused this instrument to be executed by and through Aaron Warner, as Attorney-in-Fact conducting said sale for said Transferee, and said Aaron Warner, as said Attorney-in-Fact, has hereto set its hand and seal on this 18 day of May, 2019.

By: 
Aaron Warner, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Aaron Warner, whose name as Attorney-in-Fact Aaron Warner, acting in its capacity as Attorney-in-Fact for U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGLAOW SERIES F TRUST, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as Attorney-in-Fact for said Transferee.

Given under my hand and official seal of this 18th day of May, 2019.

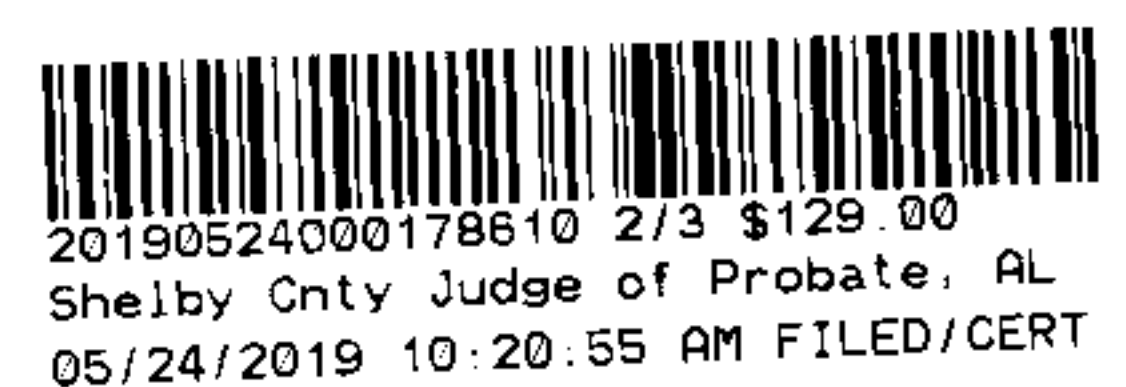



Notary Public

My Commission Expires: 6-10-19

Instrument prepared by: Frederick S. Hecht (AL Bar Number 7936-X20T) of Bleecker Brodey & Andrews; 9247 N. Meridian Street, Suite 101, Indianapolis, IN 46260, 888-574-0700

Send Tax Notice to: BHM Capital, LLC, 110 12th Street N, Birmingham, AL 35203



Real Estate Sales Validation Form

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

Grantor's Name Jeremy Broome and April Broome

Grantee's Name BHM Capital, LLC

Mailing Address 3303 TREE CROSSING PKWY
BIRMINGHAM, AL 35244

Mailing Address 110 12th Street N
Birmingham, AL 35203

Property Address 2239 VILLAGE LANE
CALERA, AL 35040

Date of Sale May 8, 2019

Total Purchase Price \$102,644.54

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

X Other – Foreclosure Bid

___ 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: 5-9-19

Print

CORY CLARK

Sign

[Signature]

Agent

___ Unattested

(Verified by)

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Shelby Cnty Judge of Probate, AL
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