

THIS INSTRUMENT WAS PREPARED

BY:

David Sigler, Esq.
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

PHH Mortgage Corporation
2001 Leadenhall Road
Mt. Laurel, NJ 08054-5452

GRANTOR

Jonathan M. Hawkins
4970 Highway 30
Wilsonville, AL 35186

GRANTEE

PHH Mortgage Corporation
2001 Leadenhall Road
Mt. Laurel, NJ 08054-5452

Suzuko Hawkins
4970 Highway 30
Wilsonville, AL 35186

20190524000180250
05/24/2019 02:50:36 PM
FCDEEDS 1/4

Property Address: 4970 Highway 30, Wilsonville, AL 35186
Purchase Price: \$72,200.00***Mortgagee credit***
Sale Date: May 20, 2019

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 9, 2008, Jonathan M. Hawkins and Suzuko Hawkins, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for AmericaHomekey, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20081024000417140; and subsequently modified on November 18, 2008, and said modification being recorded in Instrument Number, 20081204000456700; and subsequently transferred and assigned to PHH Mortgage Corporation, and said assignment being recorded in Instrument Number, 20190321000090960; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in

case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and PHH Mortgage Corporation ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 3, 2019, April 10, 2019, April 17, 2019; and

WHEREAS, on May 20, 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 and properly conducted, and PHH Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, JOHN ROBISON M was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said PHH Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of PHH Mortgage Corporation, in the amount of \$72,200.00, which sum of

money PHH Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said PHH Mortgage Corporation, by and through David Sigler, as attorney for said PHH Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said PHH Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF LAY LAKE FARMS ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 178, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: RIGHT OF WAY AND RIGHTS IN CONNECTION THEREWITH TO SHELBY COUNTY, ALABAMA, IN DEED BOOK 266, PAGE 2 AND DEED BOOK 223, PAGE 658.

SUBJECT TO: RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 107, PAGE 167 AND DEED BOOK 133, PAGE 58.

SUBJECT TO: RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 79, PAGE 146.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAYS OF RECORD OR IN EVIDENCE THROUGH USE.

ALSO: A 2009 30 X 68 Platinum Model# P-605-1; Beige in color; manufactured home, comprised of two sections and bearing the serial numbers PHAL01192A and PHAL01192B, is permanently affixed to the real property hereinabove described and is considered a part thereof.

TO HAVE AND TO HOLD the above described property to PHH Mortgage Corporation and its successors and assigns; 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.

IN WITNESS WHEREOF, PHH Mortgage Corporation has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as

attorney for said Transferee, has hereto set his hand and seal on this the 22nd day of May, 2019.

PHH Mortgage Corporation

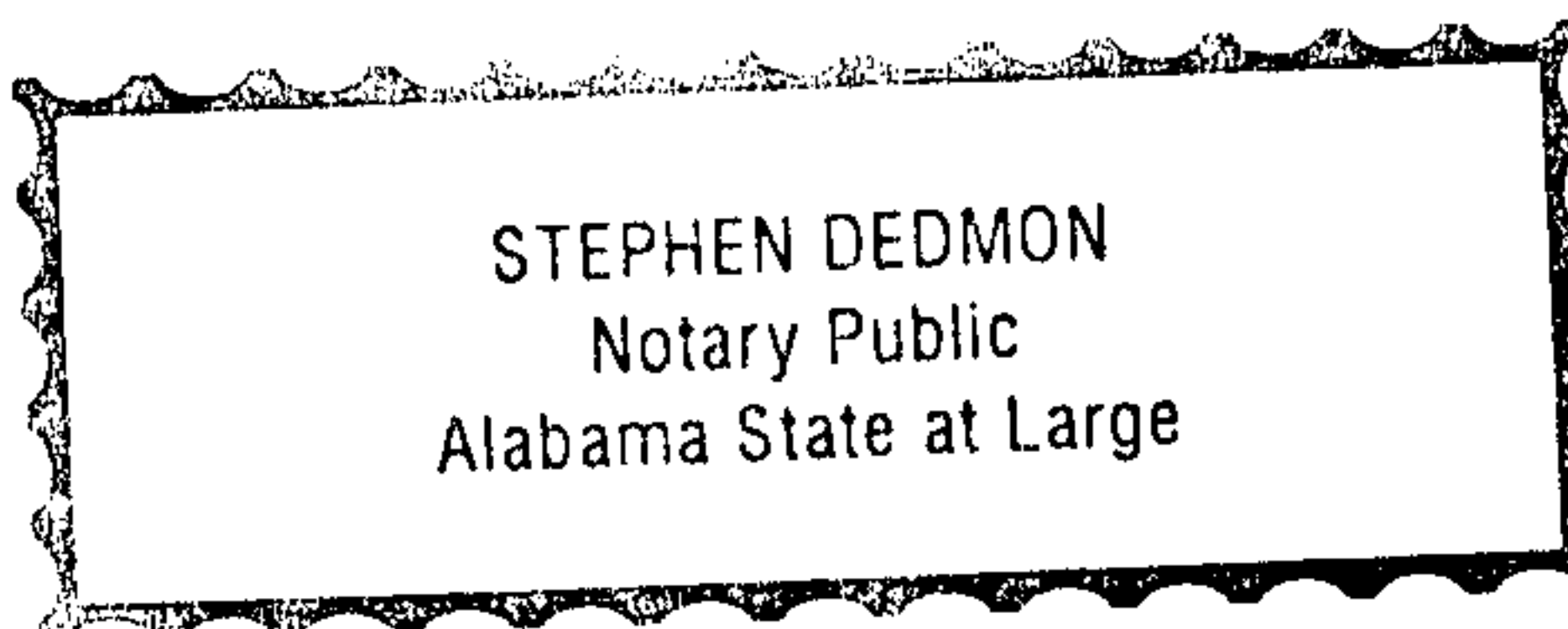
By: _____
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for PHH Mortgage Corporation, 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 said conveyance, he, as such attorney for PHH Mortgage Corporation and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 22nd day of May, 2019.

Stephen Dedmon
Notary Public
My Commission Expires: 5/11/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2019 02:50:36 PM
\$30.00 CHARITY
20190524000180250

Allen S. Bayl