

**PREPARED BY:**

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STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20030527000324850

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 21, 2003, Edward Bergman, A Single Man, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Homes Loans, Inc., its successors and assigns, which said mortgage is recorded in Instrument No. 20030527000324850, 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 Ditech Financial LLC f/k/a Green Tree Servicing LLC, as transferee, said transfer is recorded in Instrument 201307190002934, aforesaid records, and Ditech Financial LLC f/k/a Green Tree 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 Ditech Financial LLC f/k/a Green Tree 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 06/12/2019, 06/19/2019, 06/26/2019; and

WHEREAS, on July 8, 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 Ditech Financial LLC f/k/a Green Tree 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 Helena, 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 BHM CAPITAL LLC in the amount of NINETY-SIX THOUSAND DOLLARS AND NO CENTS (\$96,000.00) which sum the said Ditech Financial LLC f/k/a Green Tree Servicing LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BHM CAPITAL 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 NINETY-SIX THOUSAND DOLLARS AND NO CENTS (\$96,000.00), cash, on the indebtedness secured by said mortgage, the said Edward Bergman, A Single Man, acting by and through the said Ditech Financial LLC f/k/a Green Tree 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 BHM CAPITAL LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 78, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto BHM CAPITAL 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, Edward Bergman, A Single Man, Mortgagor(s) by the said Ditech Financial LLC f/k/a Green Tree 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 17 day of July, 2019.

Edward Bergman, Mortgagor(s)

Ditech Financial LLC f/k/a Green Tree Servicing LLC, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print)

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 17th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 12/28/2020

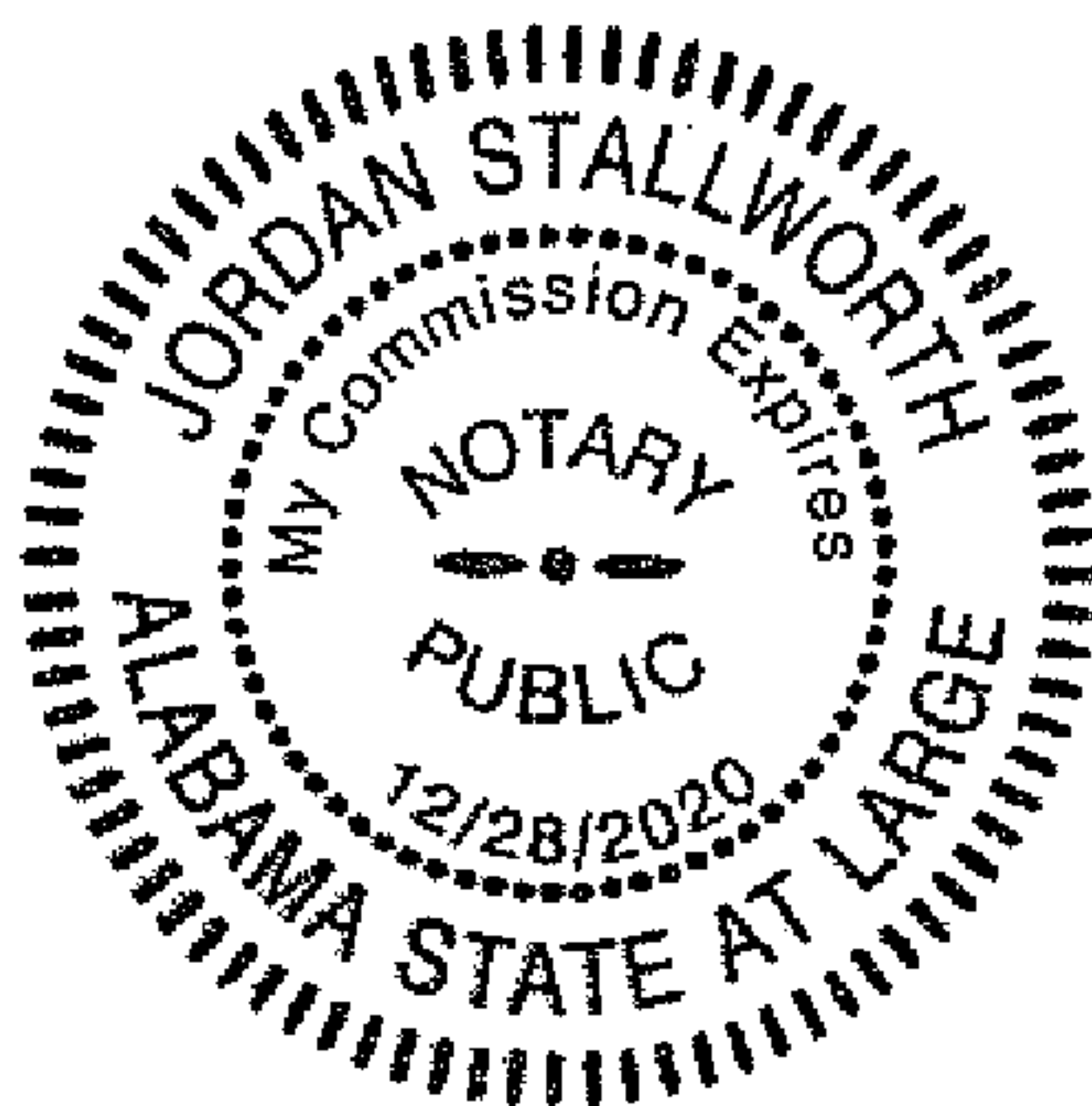
Grantee Name / Send tax notice to:

ATTN:

BHM CAPITAL LLC

110 12TH ST N

BIRMINGHAM, AL 35203



|                                                                                             |
|---------------------------------------------------------------------------------------------|
| <b>Real Estate Sales Validation Form</b>                                                    |
| <i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i> |

|                                                                                                                  |                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor's Name <u>Edward Bergman</u><br>Mailing Address <u>1925 Gallant Fox Drive</u><br><u>Helena, AL 35080</u> | Grantee's Name <u>BHM CAPITAL LLC</u><br>Mailing Address <u>2100 E. Elliot Road</u><br><u>Bldg 94, Mail Stop T325</u><br><u>Tempe, AZ 85284</u>                                                                      |
| Property Address <u>1925 Gallant Fox Drive</u><br><u>Helena, AL 35080</u>                                        | Date of Sale <u>July 8, 2019</u><br>Total Purchase price <u>\$96,000.00</u><br><div style="text-align: center;">or</div> Actual Value _____<br><div style="text-align: center;">or</div> Assessed 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)

|                                 |                                   |
|---------------------------------|-----------------------------------|
| <u>      </u> Bill of Sale      | <u>      </u> Appraisal           |
| <u>      </u> Sales Contract    | <u>  x  </u> Other <u>FC Sale</u> |
| <u>      </u> 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.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 <u>7-17-19</u>                                | Print <u>John Robison</u>                                                            |
| <u>      </u> Unattested<br>_____<br>(verified by) | Sign <u><i>John Robison</i></u><br>_____<br>(Grantor/Grantee/Owner/Agent) circle one |

Form RT-1

File No.: 9134919



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/19/2019 09:38:23 AM  
 \$120.00 CHERRY  
 20190719000257140

*Allen S. Bayl*