

SEND TAX NOTICE TO:
Sharon Rice and Michael Robinson
1170 Spring Garden Street
Indian Springs, AL 35124


20190814000295990 1/4 \$235.50
Shelby Cnty Judge of Probate, AL
08/14/2019 02:57:26 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of July, 2015, Michelle I. Morris, an unmarried person, executed that certain mortgage on real property hereinafter described to Compass Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20150723000251170, and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said BBVA USA f/k/a Compass Bank 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 June 12, 2019, June 19, 2019, and June 26, 2019; and



Shelby County, AL 08/14/2019
State of Alabama
Deed Tax: \$211.50

WHEREAS, on August 6, 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 BBVA USA f/k/a Compass Bank 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, Sharon Rice and Michael Robinson was the highest bidder and best bidder in the amount of Two Hundred Eleven Thousand Five Hundred And 00/100 Dollars (\$211,500.00) on the indebtedness secured by said mortgage, the said BBVA USA f/k/a Compass Bank, by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, does hereby remise, release, quit claim and convey unto Sharon Rice and Michael Robinson all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 2, according to the Survey of Indian Valley, First Sector,
as recorded in Map Book 5, Page 43, in the Probate Office of Shelby
County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Sharon Rice and Michael Robinson, 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.



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Version 1.3

IN WITNESS WHEREOF, BBVA USA f/k/a Compass Bank, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 14th day of August, 2019.

BBVA USA f/k/a Compass Bank

By: Sirote & Permutt, P.C.

Its: Attorney

By: [Signature]
Jahan Berns, Esq.

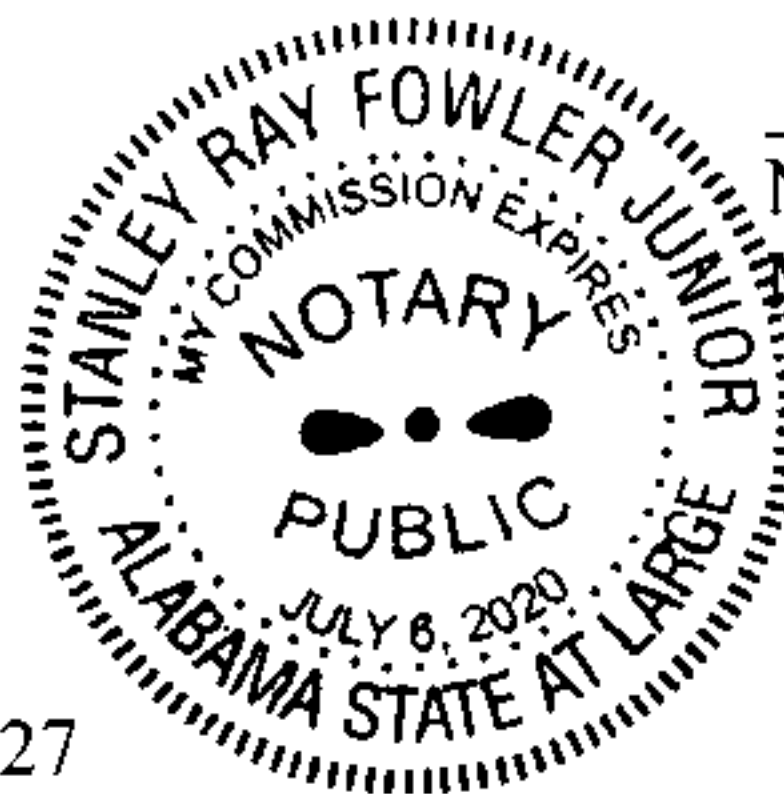
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for BBVA USA f/k/a Compass Bank, 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 Mortgagee.

Given under my hand and official seal on this 14 day of August, 2019.

This instrument prepared by:
Jahan Berns
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Notary Public

My Commission Expires: 7-6-20

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Real Estate Sales Validation Form

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

Grantor's Name BBVA USA f/k/a Compass
Bank
c/o RoundPoint Mortgage
Servicing Corporation

Grantee's Name _____

Mailing Address 5016 Parkway Plaza Blvd.
Buildings 6 & 8
Charlotte, NC 28217

Mailing Address _____

Property Address 2478 Vale Dr
Birmingham, AL 35244

Date of Sale 08/06/2019

Total Purchase Price \$211,500.00

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 _____

Print _____

Unattested _____
(verified by)

Sign _____
(Grantor / Grantee / Owner / Agent) circle one


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