

SEND TAX NOTICE TO:
TIAA, FSB d/b/a TIAA Bank f/k/a EverBank
301 West Bay Street
Jacksonville, FL 32202

20191101000404070
11/01/2019 08:24:51 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of August, 2007, Trevor F. Geiger and wife Marisa M. Geiger, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration, Inc. its mortgagee, acting solely as nominee for A.M. Robbins Mortgage, Inc., its successors, transferees, and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070925000450140; loan modified by Instrument No. 20181115000404350, said mortgage having subsequently been transferred and assigned to TIAA, FSB, by instrument recorded in Instrument number 20190814000295790, 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 TIAA, FSB d/b/a TIAA Bank f/k/a EverBank 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 August 21, 2019, August 28, 2019, and September 4, 2019; and

WHEREAS, on October 29, 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 TIAA, FSB d/b/a TIAA Bank f/k/a EverBank 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, TIAA, FSB d/b/a TIAA Bank f/k/a EverBank was the highest bidder and best bidder in the amount of One Hundred Forty-Five Thousand Three Hundred Eighty-Six And 46/100 Dollars (\$145,386.46) on the indebtedness secured by said mortgage, the said TIAA, FSB d/b/a TIAA Bank f/k/a EverBank, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto TIAA, FSB d/b/a TIAA Bank f/k/a EverBank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Walters Cove Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto TIAA, FSB d/b/a TIAA Bank f/k/a EverBank 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, TIAA, FSB d/b/a TIAA Bank f/k/a EverBank, 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 30th day of October, 2019.

TIAA, FSB d/b/a TIAA Bank f/k/a EverBank

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

By: Rebecca Redmond, Esq.

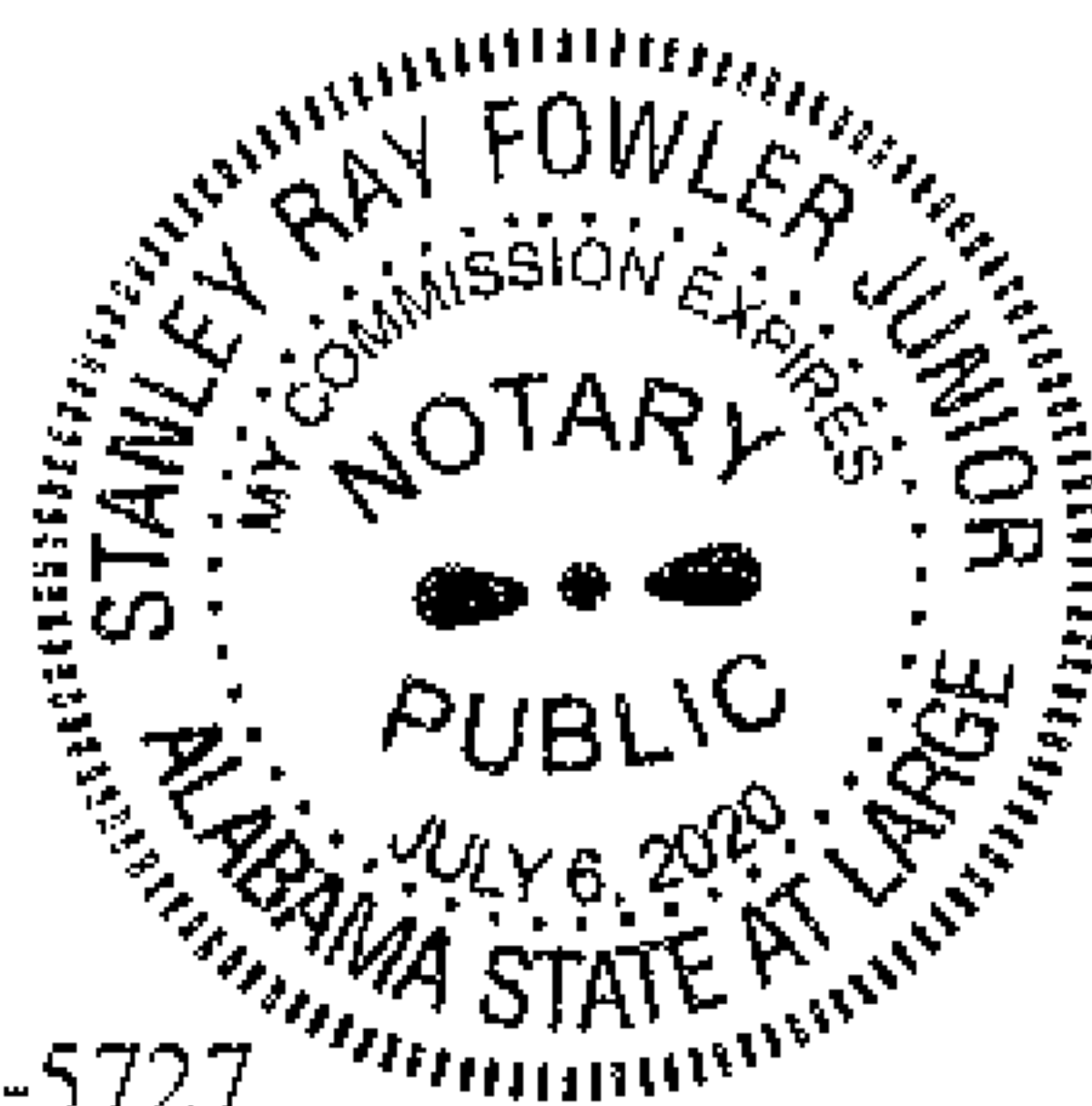
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for TIAA, FSB d/b/a TIAA Bank f/k/a EverBank, 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 30 day of October, 2019.

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



Stanley Ray Fowler Junior
Notary Public
My Commission Expires: 7-6-20



Real Estate Sales Validation Form

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

Grantor's Name TIAA, FSB d/b/a TIAA Bank f/k/a
EverBankc/o TIAA, FSB d/b/a TIAA Bank
f/k/a EverBankMailing Address 301 West Bay Street
Jacksonville, FL 32202Property Address 428 Hwy 416
Wilsonville, AL 35186Grantee's Name TIAA, FSB d/b/a TIAA Bank f/k/a
EverBankc/o TIAA, FSB d/b/a TIAA Bank
f/k/a EverBankMailing Address 301 West Bay Street
Jacksonville, FL 32202Date of Sale 10/29/2019Total Purchase Price \$145,386.46

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 10/30/19☐ Unattested

(verified by) _____

Print

Sign

Johnathan Byrd
[Signature]
(Grantor / Grantee / Owner / Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2019 08:24:51 AM
\$38.00 CHERRY
20191101000404070Alvin S. Byrd