

**PREPARED BY:**

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Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20070719000338010

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, June 28, 2007, **Windetta R. Lee A/K/A Windetta Lee, A Married Woman, Ernest Lee, Her Spouse, Mortgagors**, did execute a certain mortgage to **JPMorgan Chase Bank, N.A.**, which said mortgage is recorded in Instrument No. 20070719000338010, 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 **Select Portfolio Servicing, Inc.**, as transferee, said transfer is recorded in Instrument 20191106000413110, aforesaid records, and Select Portfolio Servicing, Inc, 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 Select Portfolio Servicing, Inc 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 01/22/2020,01/29/2020,02/02/2020; and

WHEREAS, on February 19, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:37 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Select Portfolio Servicing, Inc 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 Select Portfolio Servicing, Inc in the amount of **ONE HUNDRED EIGHTY-ONE THOUSAND TWO HUNDRED THIRTEEN DOLLARS AND TWENTY CENTS (\$181,213.20)** which sum the said Select Portfolio Servicing, Inc offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Select Portfolio Servicing, Inc; 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 **ONE HUNDRED EIGHTY-ONE THOUSAND TWO HUNDRED THIRTEEN DOLLARS AND TWENTY CENTS (\$181,213.20)**, cash, on the indebtedness secured by said mortgage, the said Windetta R. Lee A/K/A Windetta Lee, A Married Woman, Drnest Lee, Her Spouse, acting by and through the said Select Portfolio Servicing, Inc as transferee, by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Select Portfolio Servicing, Inc, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to any restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD the above described property unto Select Portfolio Servicing, Inc, 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, Windetta R. Lee A/K/A Windetta Lee, A Married Woman, Ernest Lee, Her Spouse, Mortgagor(s) by the said Select Portfolio Servicing, Inc have caused this instrument to be executed by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Denise Koen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 27<sup>th</sup> day of February, 2020.

Windetta R. Lee A/K/A Windetta Lee Ernest Lee, Mortgagor(s)

Select Portfolio Servicing, Inc, Mortgagee or Transferee of Mortgagee

By:

(sign) Denise Koen

(print) Denise Koen

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

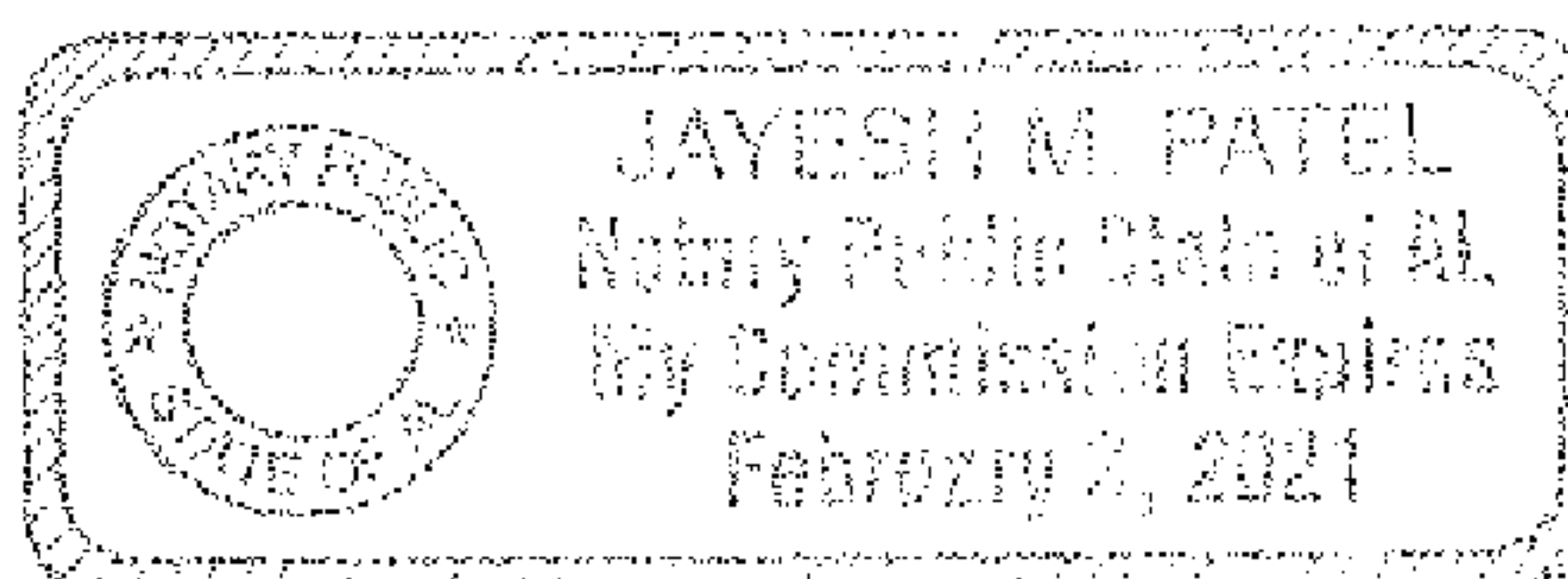
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Denise Koen, 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 27<sup>th</sup> day of February, 2020.

Jayesh M. Patel  
NOTARY PUBLIC  
My Commission Expires: Feb 3, 2021

Grantee Name / Send tax notice to:  
ATTN:  
SELECT PORTFOLIO SERVICING  
3217 S. Decker Lake Dr.  
Salt Lake City, UT 84119



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Windetta R. Lee a/k/a Windetta Lee and Ernest Lee	Grantee's Name	Select Portfolio Servicing, Inc
Mailing Address	2001 Jackson Ln Helena, AL 35080	Mailing Address	3217 S. Decker Lake Dr. Salt Lake City, UT 84119
Property Address	2001 Jackson Ln Helena, AL 35080	Date of Sale	February 19, 2020
		Total Purchase price	\$181,213.20
		or	
		Actual Value	
		or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

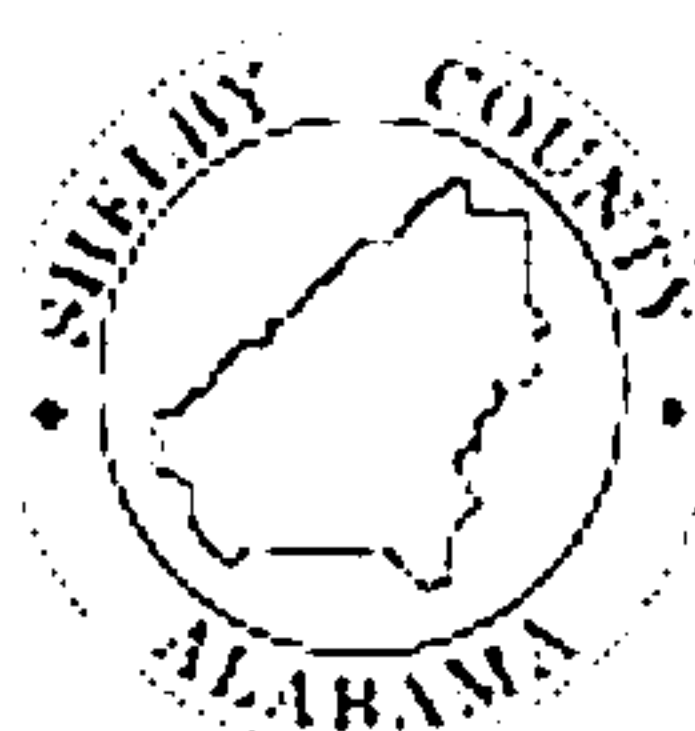
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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>2/27/2020</u>	Print	<u>Denise Koen</u>
<input checked="" type="checkbox"/> Unattested	<u>ASA</u>	Sign	<u>Denise Koen</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 955317



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2020 08:12:52 AM  
\$32.00 CHARITY  
20200303000082830

*Allen S. Bayl*