

20200304000085790  
03/04/2020 11:13:16 AM  
DEEDS 1/3

**PREPARED BY:**

Matthew W. Penhale, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1000  
Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20160609000198870

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, June 8, 2016, **Jennifer Page, A Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, as mortgagee, as nominee for **SouthPoint Bank**, its successors and assigns, which said mortgage is recorded in Instrument No. 20160609000198870, 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 **Truist Bank, successor by merger to Suntrust Bank**, as transferee, said transfer is recorded in Book 2019041100011900, Page, aforesaid records, and Truist Bank, successor by merger to Suntrust Bank, 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 Truist Bank, successor by merger to Suntrust Bank 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 01/22/2020,01/29/2020,02/05/2020; 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 11:10 o'clock am, between the legal hours of sale, said foreclosure was duly and properly conducted and Truist Bank, successor by merger to Suntrust Bank 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 Calera, 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 PROPERTIES LLC in the amount of **ONE HUNDRED EIGHT THOUSAND SIX HUNDRED EIGHTY-ONE DOLLARS AND NO CENTS (\$108,681.00)** which sum the said Truist Bank, successor by merger to Suntrust Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BHM PROPERTIES 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 ONE HUNDRED EIGHT THOUSAND SIX HUNDRED EIGHTY-ONE DOLLARS AND NO CENTS (\$108,681.00), cash, on the indebtedness secured by said mortgage, the said Jennifer Page, A Single Woman, acting by and through the said Truist Bank, successor by merger to Suntrust Bank 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 BHM PROPERTIES LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 192, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 4, AS RECORDED IN  
MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

File No.: 9236219

TO HAVE AND TO HOLD the above described property unto BHM PROPERTIES 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, Jennifer Page, A Single Woman, Mortgagor(s) by the said Truist Bank, successor by merger to Suntrust Bank 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 28<sup>th</sup> day of February, 2020.

Jennifer Page, Mortgagor(s)

Truist Bank, successor by merger to Suntrust Bank, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Denise Koen

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 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 28<sup>th</sup> day of February, 2020.

NOTARY PUBLIC

My Commission Expires:

5/11/22  
**VIRGINIA S VAUGHN**  
**NOTARY PUBLIC**

**ALABAMA STATE AT LARGE**  
My Commission Expires May 11, 2022

Grantee Name / Send tax notice to:  
ATTN:  
BHM PROPERTIES LLC  
110 12TH STREET N  
BIRMINGHAM, AL 35203

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

Grantor's Name	Jennifer Page	Grantee's Name	BHM PROPERTIES LLC
Mailing Address	215 Moss Stone Ln Calera, AL 35040	Mailing Address	110 12TH STREET N BIRMINGHAM, AL 35203

Property Address	215 Moss Stone Ln Calera, AL 35040	Date of Sale	February 19, 2020
		Total Purchase price	\$108,681.00
		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>2/28/2020</u>	Print	<u>Denise Koen</u>
<input checked="" type="checkbox"/> Unattested	<u>GA</u>	Sign	<u>Denise Koen</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 9236219



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2020 11:13:16 AM  
\$137.00 CHERRY  
20200304000085790

Alicia S. Bayl