

20200617000246310
06/17/2020 08:50:45 AM
FCDEEDS 1/4

AFTER RECORDING RETURN TO:
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

Cross-Reference: Instrument No. 20170628000231470; Instrument No. 20200213000060190, Shelby County,
Alabama records

(Space above this line reserved for Recorder of Deeds certification.)

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, on June 22, 2017, Denman Construction Company, Inc., an Alabama corporation did execute a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents to Velocity Commercial Capital, LLC, which said mortgage is recorded as Instrument No. 20170628000231470, 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 U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2, as transferee, said transfer is recorded as Instrument No. 20200213000060190, aforesaid records, and U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2, 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 U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 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 5/17/20, 5/24/20, and 5/31/20; and

WHEREAS, on June 11, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:05 pm, between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 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 Columbiana, 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 U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 in the amount of FIFTY-THOUSAND DOLLARS and ZERO CENTS (\$50,000.00) which sum the said U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2; 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 FIFTY-THOUSAND DOLLARS and ZERO CENTS (\$50,000.00) cash, on the indebtedness secured by said mortgage, the said Denman Construction Company, Inc., acting by and through the said U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11 page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SOT: WD 1999-34700

PARCEL 10 4 17 0 002 010.000

3056 Thrasher Ln Hoover, AL 35244 Shelby County

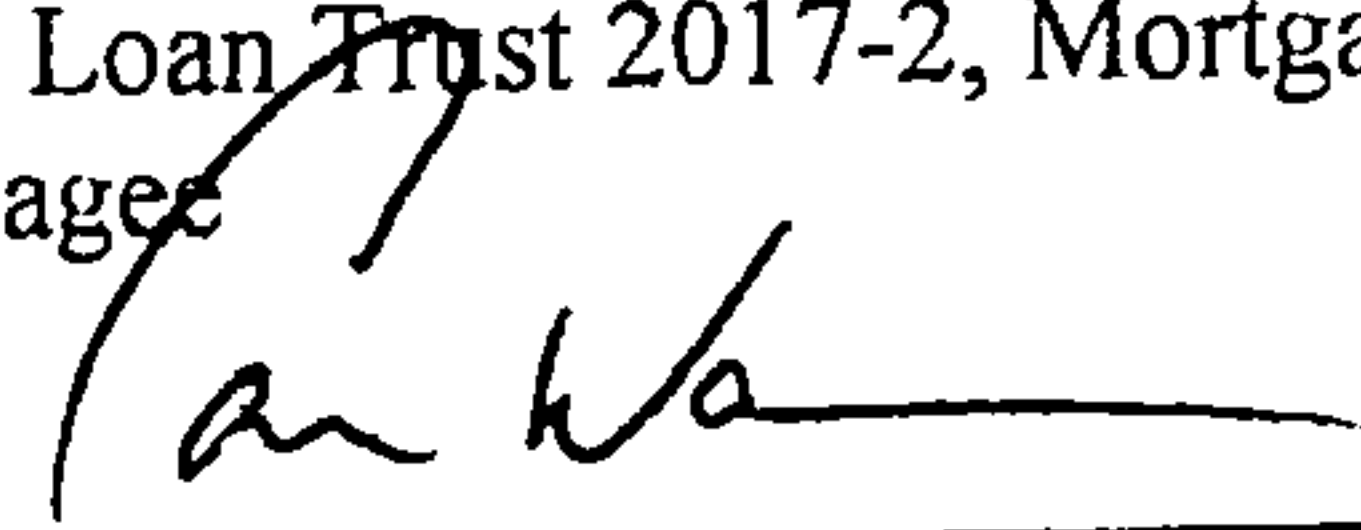
TO HAVE AND TO HOLD the above described property unto U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws 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, Denman Construction Company, Inc., Mortgagor(s) by the said U.S. Bank, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2017-2 have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 16 day of June, 2020.

Denman Construction Company, Inc., Mortgagor(s)

U.S. Bank, National Association, as Trustee for Velocity
Commercial Capital Loan Trust 2017-2, Mortgagee or
Transferee of Mortgagee

By (Sign):
Print:

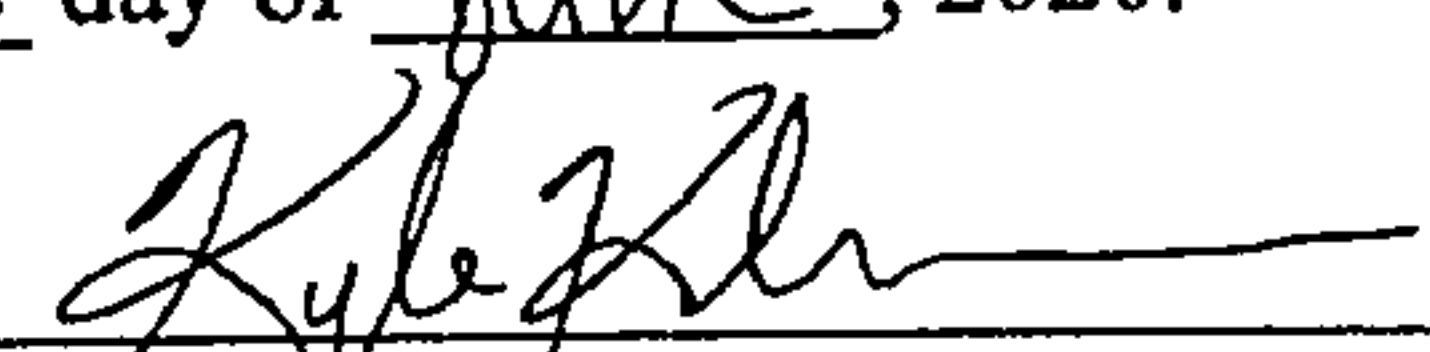

Aaron Warner

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

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

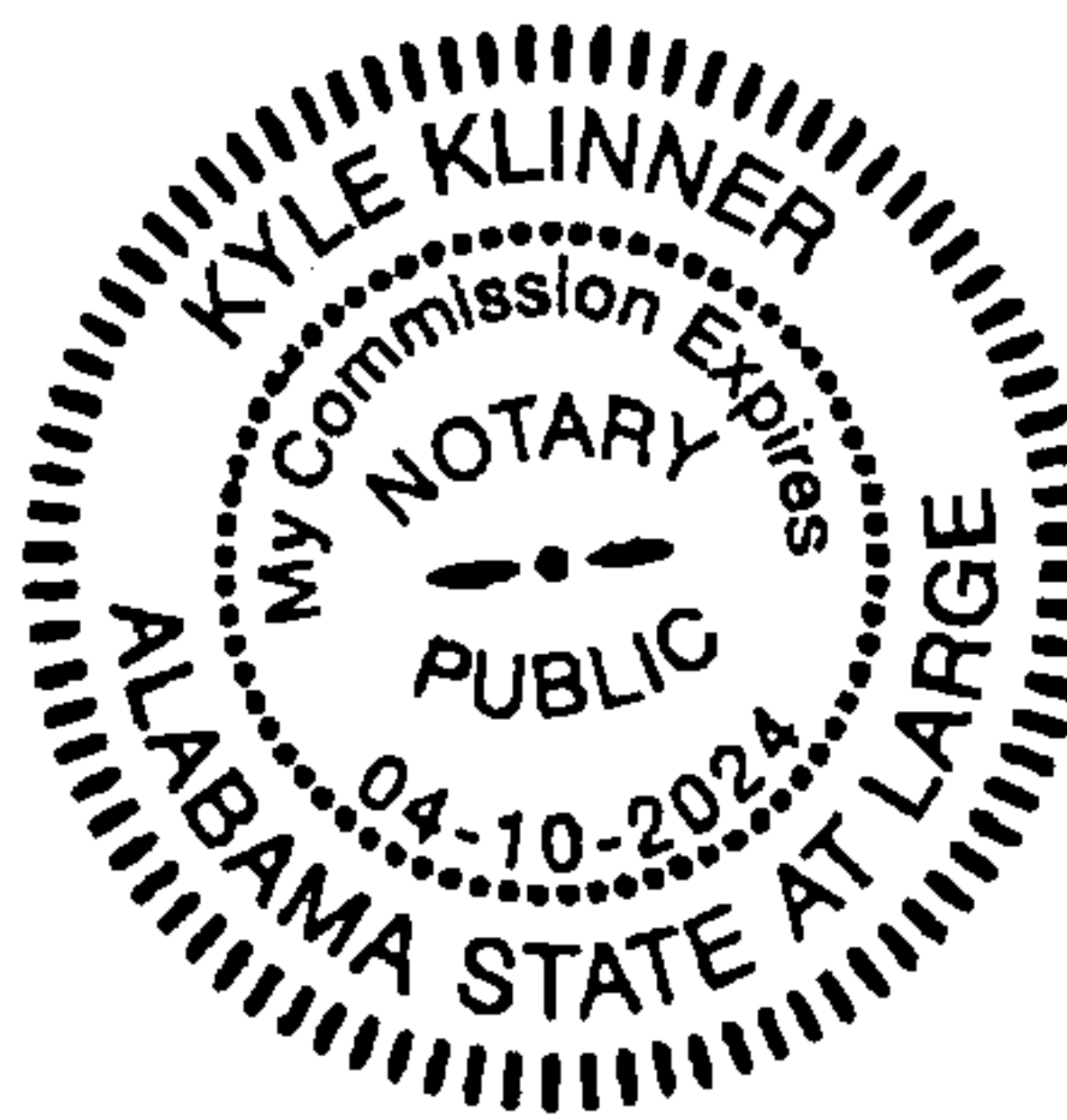
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 16 day of June, 2020.


NOTARY PUBLIC

My Commission Expires: 04/10/2024

Grantee Name/Send Tax Notice to:
U.S. Bank, National Association,
as Trustee for Velocity Commercial
Capital Loan Trust 2017-2
c/o Velocity Commercial Capital, LLC
30699 Russell Ranch Road, Ste. 295
Westlake Village, CA 91362



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

Grantor's Name Denman Construction, Inc.

Mailing 5528 Highway 11, Pelham, AL 35124
AddressGrantee's Name U.S. Bank, National Association, as Trustee for
Velocity Commercial Capital Loan Trust 2017-2,Mailing Address 30699 Russell Ranch Road, Ste. 295
Westlake Village, CA 91362

Property Address 3056 Thrasher Lane, Hoover, AL

Date of Sale

June 11, 2020

Total Purchase price

\$50,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure Sale

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 June 16, 2019

Print Alicia Jett

✓

Unattested

CWA

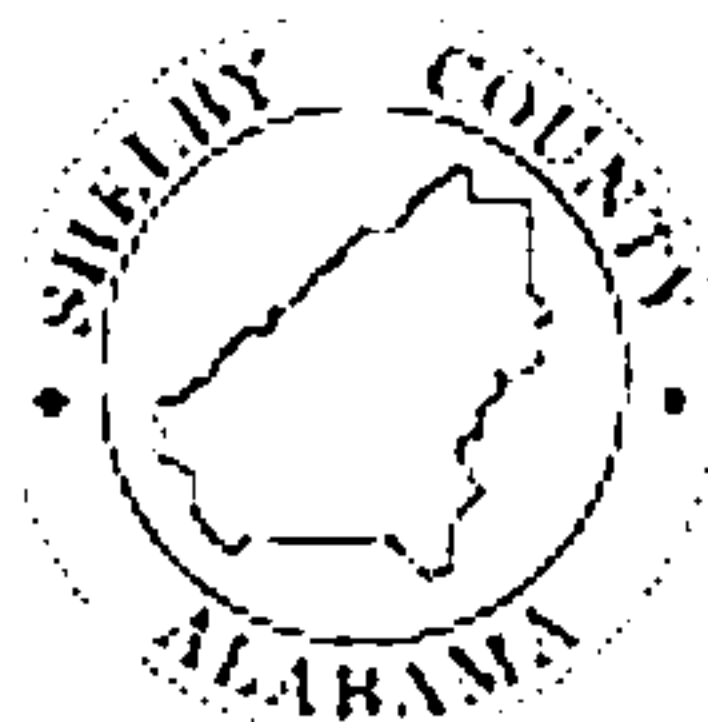
(verified by)

Sign

Alicia Jett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2020 08:50:45 AM
 \$32.00 MISTI
 20200617000246310

Alicia S. Beyl