

Grantee/Send Tax Notice to:
BHM Capital, LLC
110 12th St N
Birmingham, AL 35203

20201001000444930
10/01/2020 01:58:15 PM
FCDEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: June 1, 2017, Nicole A. Damon a single person, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Trustmark National Bank which said mortgage was recorded June 5, 2017 in Instrument Number 20170605000196730 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage having subsequently been transferred and assigned to Trustmark National Bank ("Transferee") by instrument recorded in Instrument Number 20200311000097880, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the in indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door 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 Transferee 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 08/30/2020, 09/06/2020 and 09/13/2020; and

WHEREAS, on September 25, 2020 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 Transferee did offer for sale and sell at public outcry in front of the Courthouse door in, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, BHM Capital LLC was the highest bidder and best bidder in the amount of Ninety-Four Thousand and 00/100 (\$94,000.00) Dollars, on the indebtedness secured by said mortgage, the Transferee by and through Spina & Lavelle, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto BHM Capital LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, Block 2, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto 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, Transferee, has caused this instrument to be executed by and through Spina & Lavelle, P.C., as attorney for said Transferee, and said Spina & Lavelle, P.C., as said attorney, has hereto set its hand and seal on this the 25th day of September 2020.

Trustmark National Bank

By: Spina & Lavelle, P.C.

Its: Attorney

By:

Paul K. Lavelle, Esq.

NOTE: the amount of consideration is Ninety-Four Thousand and 00/100 (\$94,000.00) Dollars

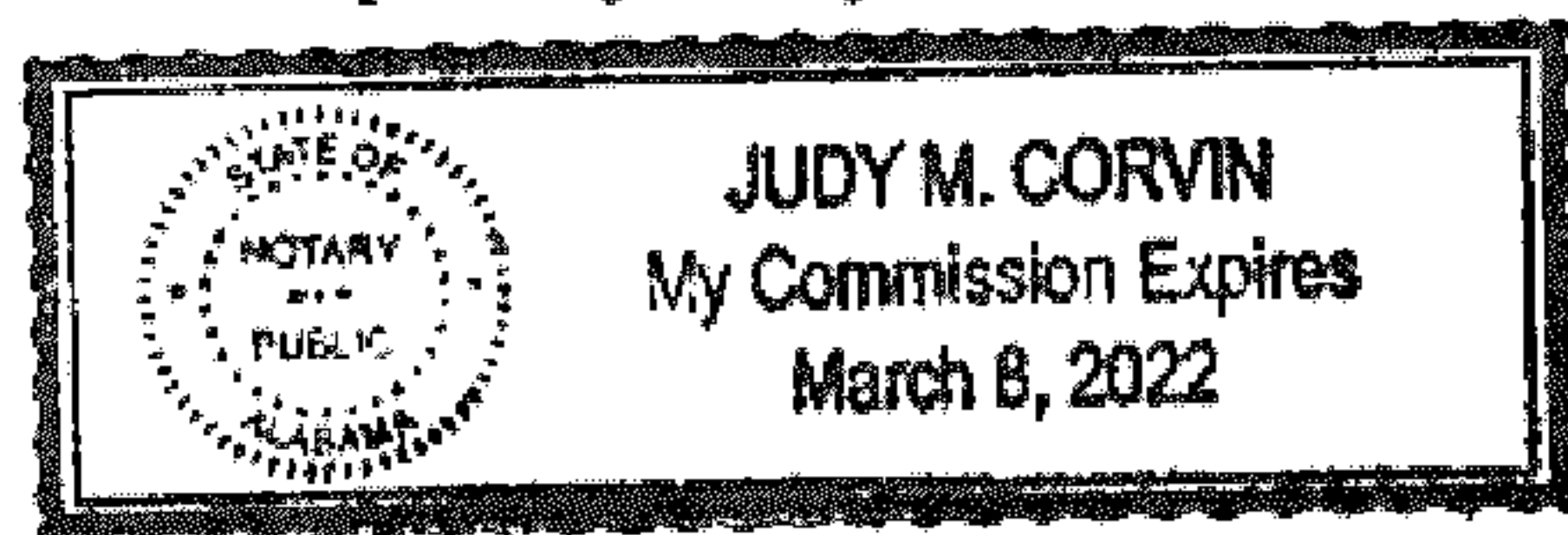
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Paul K. Lavelle, whose name as attorney of Spina & Lavelle, P.C. a professional corporation, acting in its capacity as attorney for Trustmark National 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, 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 this the 25th day of September 2020.

[Notary Seal]



Judy M. Corvin
Notary Public
My Commission Expires: _____

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South, Suite 400N
Birmingham, Alabama 35243

Real Estate Sales Validation Form

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

Grantor's Name TRUSTMARK NATIONAL BANK
Mailing Address 113 MEADOWGREEN ROAD
MONTEVALLO, AL 35115

Grantee's Name BHM CAPITAL, LLC
Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 113 MEADOWGREEN ROAD
MONTEVALLO, AL 35115

Date of Sale 9/25/2020
Total Purchase Price \$94,000.00

or
Actual Value \$

Assessor's Market Value \$

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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 AMOUNT
☐ 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 10/1/20

Print DANIELLE BOWLING



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
10/01/2020 01:58:15 PM
\$122.00 CHERRY
20201001000444930

Alex S. Byrd

☐ Unattested

(verified by)

Sign

Danielle Bowling

(Grantor/Grantee/Owner/Agent) circle one