

20210223000091340
02/23/2021 02:41:09 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
BHM Capital, LLC
110 12th St N.
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 23, 2011, Sara Lee Owen, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group Inc., which said mortgage was recorded in Instrument Number 20110622000182800 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 by instrument recorded in Instrument 20201208000559820 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 Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 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 December 20, 2020, December 27, 2020 and January 3, 2021; and

WHEREAS, on February 17, 2021, 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 Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 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, BHM Capital, LLC was the highest bidder and best bidder in the amount of One Hundred Eighty-One Thousand And 00/100 Dollars (\$181,000.00) on the indebtedness secured by said mortgage, the said Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1, by and through Tiffany & Bosco, P.A., as attorney for said "Transferee", does hereby remise, release, quit claim 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 236, according to the record plat of the Glen at Stonehaven, as recorded in Map Book

26, Page 91, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto BHM Capital, LLC, 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, Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said "Transferee" and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 23rd day of February, 2021.

Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

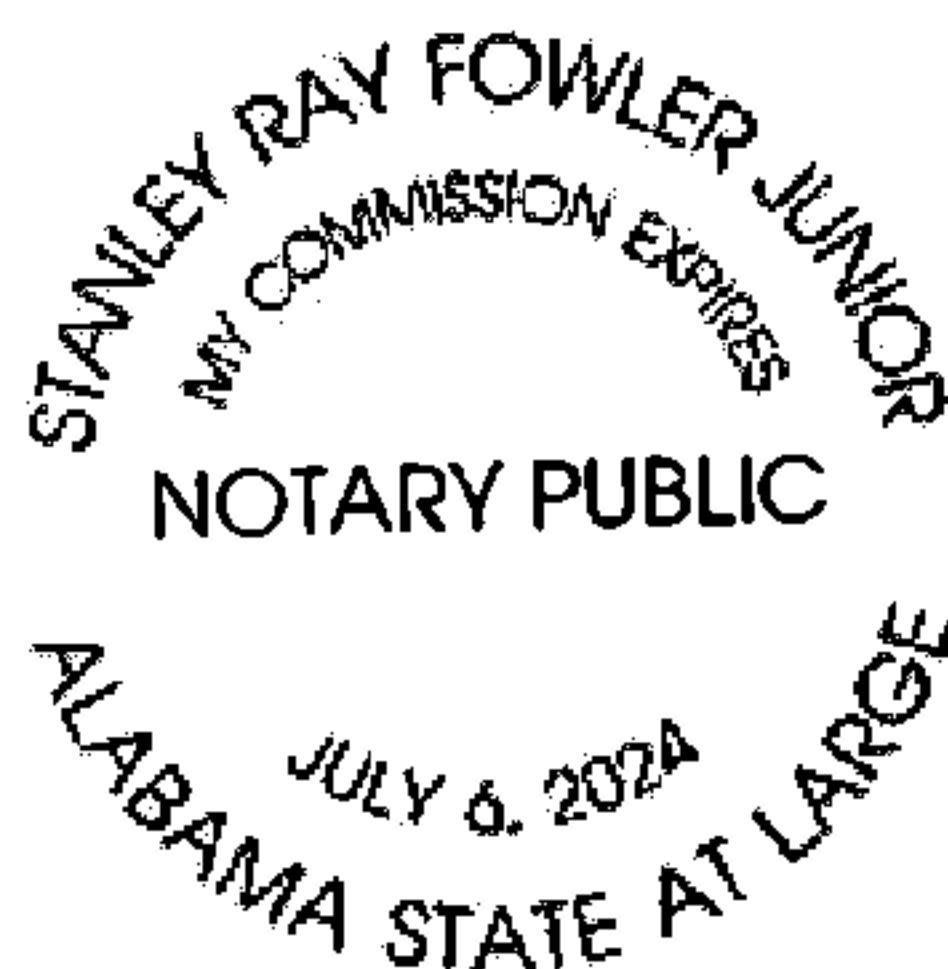
Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1, 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 association, acting in its capacity as attorney for said "Transferee".

Given under my hand and official seal on this 23 day of February, 2021



Notary Public

My Commission Expires:

July 6, 2024

This instrument prepared by:
Andy Saag, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205
TB File No.: 20-02548

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

Grantor's Name Wilmington Savings Fund
Society, FSB, not individually
but solely as trustee for
Finance of America Structured
Securities Acquisition Trust
2019-HB1

Grantee's Name BHM Capital, LLC

Mailing Address c/o Celink

3900 Capital City Blvd.
Lansing, MI 48906

Mailing Address 110 12th St N.
Birmingham, AL 35203

Property Address 205 Stonehaven Trace,
Pelham, AL 35124

Date of Sale February 17, 2021

Total Purchase Price \$181,000.00

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

___ Appraisal

___ Sales Contract

X Other Foreclosure Bid Price

___ 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.

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 2/19/2021

Print Tiffany Sides

___ Unattested
(verified by) _____

Sign Tiffany Sides
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 02:41:09 PM
\$212.00 CHERRY
20210223000091340

Allen S. Bayl