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03/09/2021 02:09:09 PM
FCDEEDS 1/3

PREPARED BY:

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Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20180924000340160

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 12, 2018, **Jonathan M Elder, A Single Man, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company, its successors and assigns**, which said mortgage is recorded in Instrument No. 20180924000340160, 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 **Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation**, as transferee, said transfer is recorded in Instrument 20210104000001000, aforesaid records, and Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, an inspection conducted prior to foreclosure determined the herein described property to be vacant or abandoned.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation 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 01/10/2021, 01/17/2021, 01/24/2021; and

WHEREAS, on February 19, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:50 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation 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, and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of BHM CAPITAL, LLC in the amount of **ONE HUNDRED FORTY-TWO THOUSAND DOLLARS AND NO CENTS (\$142,000.00)** which sum the said Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BHM CAPITAL, 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 FORTY-TWO THOUSAND DOLLARS AND NO CENTS (\$142,000.00), cash, on the indebtedness secured by said mortgage, the said Jonathan M Elder, A Single Man, acting by and through the said Guild Mortgage Company LLC, DBA Guild

Mortgage Company, a California Corporation as transferee, by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto BHM CAPITAL, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Map and Survey of Parkview Townhomes, Plat No. 1, recorded in Map Book 26, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto BHM CAPITAL, 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.

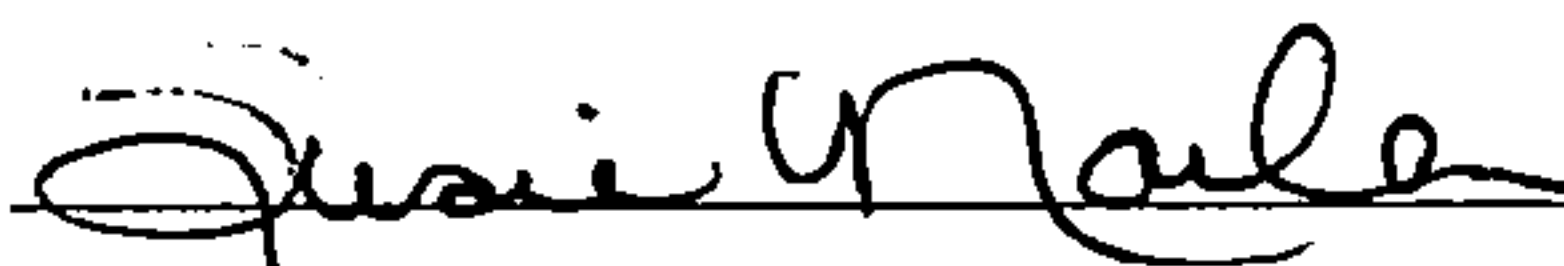
IN WITNESS WHEREOF, Jonathan M Elder, A Single Man, Mortgagor(s) by the said Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation have caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Susie Nailen, has executed this instrument, in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 4 day of March, 2021.

Jonathan M Elder, Mortgagor(s)

Guild Mortgage Company LLC, DBA Guild Mortgage Company, a California Corporation, Mortgagee or Transferee of Mortgagee

By:

(sign)



(print)

Susie Nailen

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 Susie Nailen, 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 4th day of March, 2021.



NOTARY PUBLIC

My Commission Expires: 10/5/2021

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

Grantee Name / Send tax notice to:
ATTN:
BHM CAPITAL, 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	<u>Jonathan M Elder</u>	Grantee's Name	<u>BHM CAPITAL, LLC</u>
Mailing Address	<u>163 Canyon Trl</u>	Mailing Address	<u>110 12TH STREET N.</u>
	<u>Pelham, AL 35124</u>		<u>BIRMINGHAM, AL 35203</u>
Property Address	<u>163 Canyon Trl</u>	Date of Sale	<u>February 19, 2021</u>
	<u>Pelham, AL 35124</u>	Total Purchase price	<u>\$142,000.00</u>
		or	
		Actual Value	<u> </u>
		or	
		Assessed Market Value	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> x </u> Other <u>FC Sale</u>
<u> </u> 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 3/4/2021 Print Susie Nailen

 Unattested Sign Susie Nailen

 (verified by) (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
 03/09/2021 02:09:09 PM
 \$171.00 CHERRY
 20210309000117510

File No.: 20-01432AL

Allen S. Bayl