

SEND TAX NOTICE TO:  
AmeriHome Mortgage Company, LLC  
425 Phillips Blvd  
Ewing, NJ 08618  
TB File No.: 20-02774

20210325000150380  
03/25/2021 02:38:51 PM  
DEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, November 10, 2016, Shirley Cunningham Dubose, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Bank, which said mortgage was recorded in Instrument Number 20200824000366750; corrected by affidavit recorded in Instrument Number 20210201000051080 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to AmeriHome Mortgage Company, LLC by instrument recorded in Instrument 20201209000561980 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 AmeriHome Mortgage Company, LLC 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

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of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 15, 2020, November 22, 2020 and November 29, 2020; and

WHEREAS, on March 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 AmeriHome Mortgage Company, LLC 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, AmeriHome Mortgage Company, LLC was the highest bidder and best bidder in the amount of Ninety-Seven Thousand Seven Hundred Fifty And 00/100 Dollars (\$97,750.00) on the indebtedness secured by said mortgage, the said AmeriHome Mortgage Company, LLC, by and through Tiffany & Bosco, P.A., as attorney for said "Transferee", does hereby remise, release, quit claim and convey unto AmeriHome Mortgage Company, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot No. 2 in Block "A" of the Hubbard and Givhan's Subdivision of the Northwest 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West as recorded in Map Book 3, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto AmeriHome Mortgage Company, 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.

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IN WITNESS WHEREOF, AmeriHome Mortgage Company, LLC, 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 24<sup>th</sup> day of  
March, 2021.

AmeriHome Mortgage Company, LLC

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 AmeriHome Mortgage Company, LLC, 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 24 day of March, 2021



This instrument prepared by:  
Andy Saag, Esq.  
TIFFANY & BOSCO, P.A.  
2311 Highland Avenue South  
Suite 330  
Birmingham, Alabama 35205

Stanley Ray Fowler Junior  
Notary Public  
My Commission Expires: July 6, 2024

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

Grantor's Name AmeriHome Mortgage Company, LLC Grantee's Name AmeriHome Mortgage Company, LLC

Mailing Address 425 Phillips Blvd Ewing, NJ 08618 Mailing Address 425 Phillips Blvd Ewing, NJ 08618

Property Address 1620 Ashville Rd, Date of Sale March 17, 2021  
Montevallo, AL 35115

Total Purchase Price \$97,750.00  
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 ☒ 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 3/19/2021

☐ Unattested \_\_\_\_\_  
(verified by)

Print Tiffany Sides

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  
03/25/2021 02:38:51 PM  
\$36.00 CHARITY  
20210325000150380

*Allen S. Bayl*