

MORTGAGE FORECLOSURE DEED

20211027000520360
10/27/2021 09:59:03 AM
FCDEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

Betty Jane Smith, a single woman

KNOW ALL MEN BY THESE PRESENTS: That Betty Jane Smith, a single woman did, on to-wit, the April 20, 2018, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of Little Rock Mortgage Corporation, which mortgage is recorded in Instrument # at 20180424000136980 on April 24, 2018, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as reflected by instrument recorded in Instrument #, 20191226000476010 and Instrument #, 20210430000215560 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 29, 2021, September 5, 2021, September 12, 2021; and

WHEREAS, on the October 14, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I acting by and through Sandra Upton did offer for sale and did sell at public outcry, in front 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 BHM CAPITAL, LLC, in the amount of One Hundred Seventy-Seven Thousand Dollars and No Cents (\$177,000.00), which sum the said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I 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 therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Seventy-Seven Thousand Dollars and No Cents (\$177,000.00), cash, the said Betty Jane Smith, a single woman, acting pursuant to the authority granted under the said mortgage to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto BHM CAPITAL, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale and in witness whereof LOGS Legal Group LLP, has executed this instrument in his capacity as such auctioneer on this the October 14, 2021.

Betty Jane Smith, a single woman
Mortgagors

By: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
Mortgagee or Transferee of Mortgage

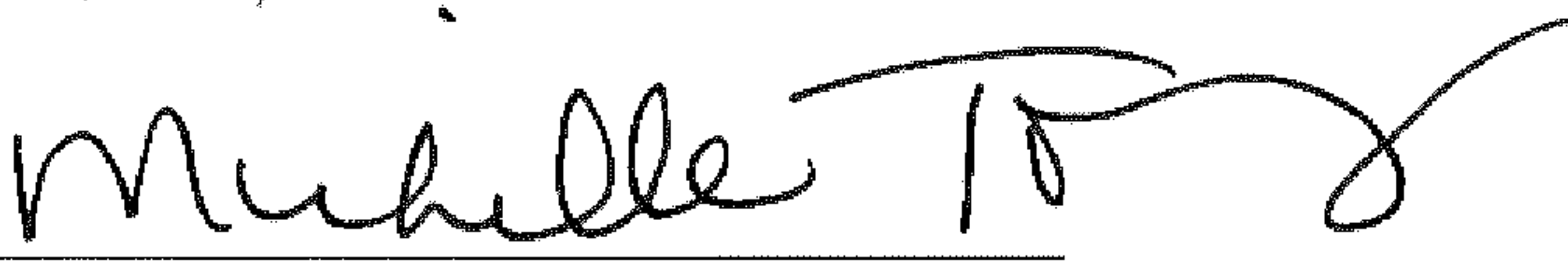
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgage.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP 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 agent for LOGS Legal Group LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

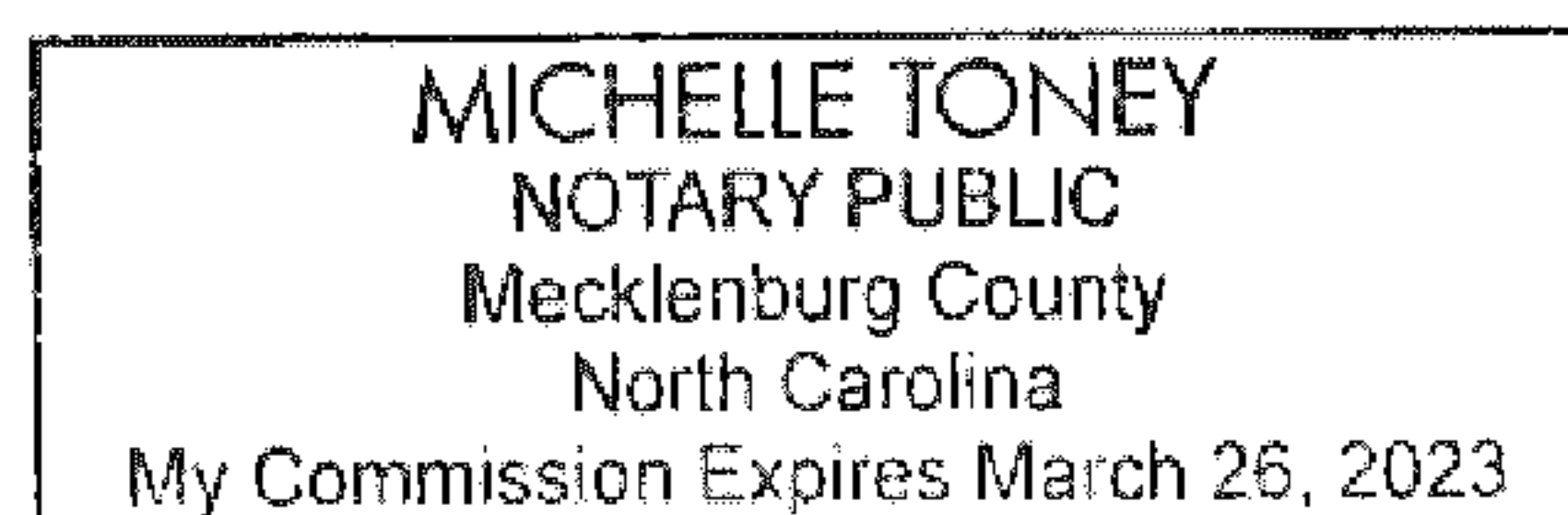
Given under my hand and official seal this October 20, 2021,



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
20-019204



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,
 Mailing Address AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1
1077 EMERALD RIDGE DRIVE
CALERA, AL 35040

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

Property Address 1077 EMERALD RIDGE DRIVE
CALERA, AL 35040

Date of Sale 10/14/2021

Total Purchase Price \$ 177,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/27/2021 09:59:03 AM
 \$208.00 BRITTANI
 20211027000520360

Brittani S. Byrd

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 10/27/21

Print DANIELLE BOWLING

☐ Unattested
 (verified by)

Sign *Danielle Bowling*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1