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03/23/2022 02:05:25 PM
REDEMDEED 1/4

This instrument prepared by:
Carl J. Emmons, Esq.
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, AL 35205

SEND TAX NOTICE TO:
Dondra J. Scott
231 Warwick Lane
Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED OF REDEMPTION

WHEREAS, heretofore, on, to-wit: the 7th day of January, 2008, Mequel A. Scott and Dondra J. Scott, a married couple, ("Mortgagors") executed that certain mortgage on real property hereinafter described to CitiFinancial Corporation, LLC, its successors and assigns (Mortgagee), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080109000011700; assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, by assignment recorded April 8, 2021, in Instrument Number 20210408000175970 in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, default was made by the said Mortgagors in the payment of the indebtedness secured by said mortgage, and the real property secured by said mortgage was duly foreclosed by Mortgagee, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, in accordance with the terms and provisions provided for therein on the 28th day of September, 2021, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office in Instrument Number 20211014000500550, which said Foreclosure Deed reveals that BHM Capital, LLC, purchased the parcel being foreclosed at said foreclosure sale;

WHEREAS, **Dondra J. Scott**, one of the Mortgagors, has exercised her right of redemption from the foreclosure sale and has paid to BHM Capital, LLC the amount of

\$40,009.05 and has requested that BHM Capital, LLC execute and deliver to **Dondra J. Scott** a Deed of Redemption covering the property described in said foreclosure deed;

NOW, THEREFORE, in consideration of the premises and of the payment to BHM Capital, LLC by **Dondra J. Scott**, in the amount of (\$40,009.05) in connection therewith, the receipt whereof is hereby acknowledged, BHM Capital, LLC does hereby remise, release, quit claim, and convey unto **Dondra J. Scott**, all of the rights, title, and interest acquired by the said BHM Capital, LLC by virtue of the September 28, 2021, foreclosure sale of the mortgage property, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama:

Lot 189 According to the Amended Map of Phase II, Weatherly, Warwick Village Sector 17, as Recorded in Map Book 22, Page 67 in the Probate Office of Shelby County, Alabama.

Also known as **231 Warwick Lane, Alabaster, AL 35007**.

The property is being conveyed herein on an “as is, where is” basis subject to any easements, encumbrances, and exceptions 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 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.

TO HAVE AND TO HOLD unto the said **Dondra J. Scott**, forever.

BHM Capital, LLC

By: _____

Its: Managing Member

Date: 3-18-2022

STATE OF Alabama)

COUNTY OF Jefferson)

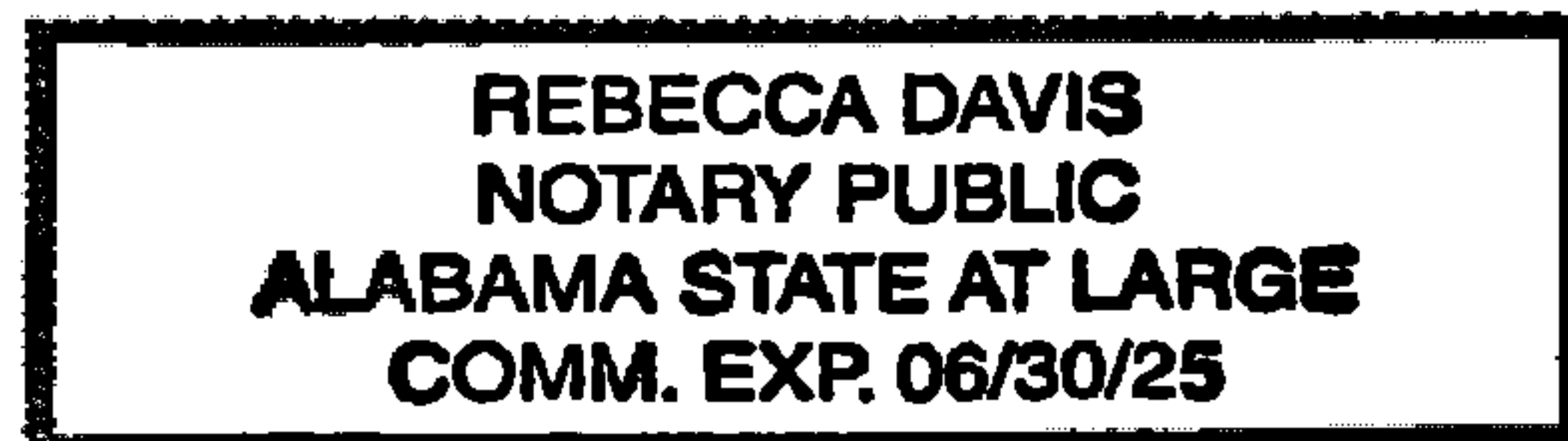
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lewis W Cummings II, whose name as Managing member of BHM Capital, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, as such member and with full authority, executed the same voluntarily as and for the act of said company as aforesaid.

Given under my hand and seal this 18 day of March, 2022.

Rebecca Davis

Notary Public

My Commission Expires: 6/30/25



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>BHM Capital, LLC</u> | Grantee's Name | <u>Dondra J. Scott</u> |
| Mailing Address | <u>c/o Tiffany & Bosco, P.A.</u> <u>2311 Highland Ave S,</u> <u>Suite 330</u> <u>Birmingham, AL 35205</u> | Mailing Address | <u>231 Warwick Lane</u> <u>Alabaster, AL 35007</u> |
| Property Address | <u>231 Warwick Lane</u> <u>Alabaster, AL 35007</u> | Date of Sale | <u>3/18/2022</u> |
| | | Total Purchase Price | \$ <u>40,009.05</u> |
| | | 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)

| | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Redemption</u> |
| <input type="checkbox"/> Closing Statement | |

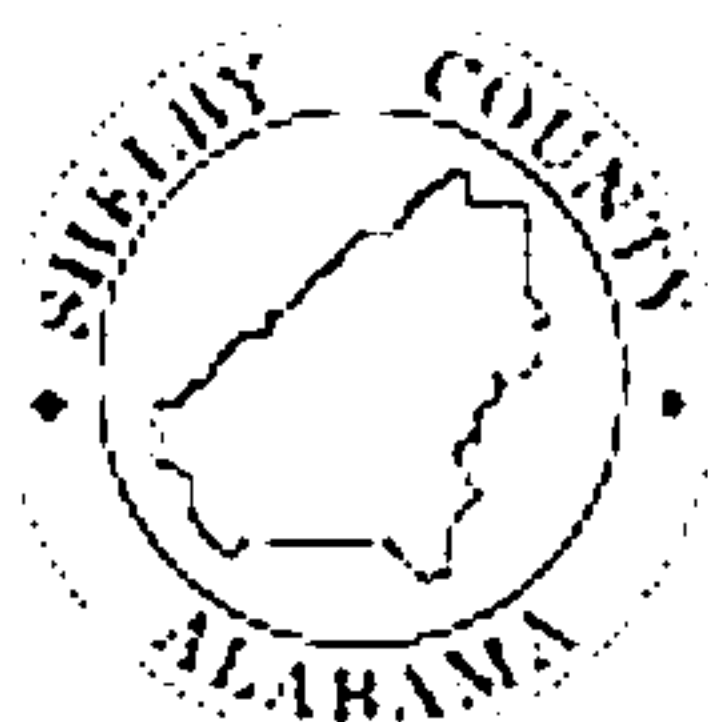
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 3/23/2022Print Carl Emmons

☒ Unattested AAP
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2022 02:05:25 PM
\$73.50 JOANN
20220323000118820

Allen S. Bayl