

STATE OF ALABAMA

COUNTY OF SHELBY

AUCTIONEER'S DEED

WHEREAS, DEBORAH L. WARD, a single person, executed a mortgage to the Administrator of the U.S. Small Business Administration, an Agency of the Government of the United States of America, dated January 16, 2009, and Recorded in Instrument #20090203000034000 of the records in the Office of the Judge of Probate, Shelby County, Alabama; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal due under the note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the County of Shelby, Alabama, and said mortgage further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the County of Shelby, Alabama, by an advertisement published in the issues of said newspaper on February 6, February 13, February 20 & February 27, 2022, fixing the time of the sale of said property to be during the legal hours of sale on the 3rd day of March, 2022; and whereas said foreclosure sale was postponed by public announcement being made at the Shelby County Courthouse and by publication in said newspaper of March 27, 2022; fixing the time of the sale of said property to be during the legal hours of sale on the 29th day of April, 2022 and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 29th day of April, 2022, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale BHM CAPITAL, LLC was the highest and best bidder and did become the purchaser of the real property hereinafter described.

NOW, THEREFORE, in consideration of the premises and the sum of **EIGHTY NINE THOUSAND AND 00/100THS (\$89,000.00) DOLLARS**, cash in hand paid by said purchaser to Mike Atchison, as auctioneer who conducted the sale, the said **Deborah L. Ward** and the **Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America**, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BHM CAPITAL, LLC**, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 68, except the North 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

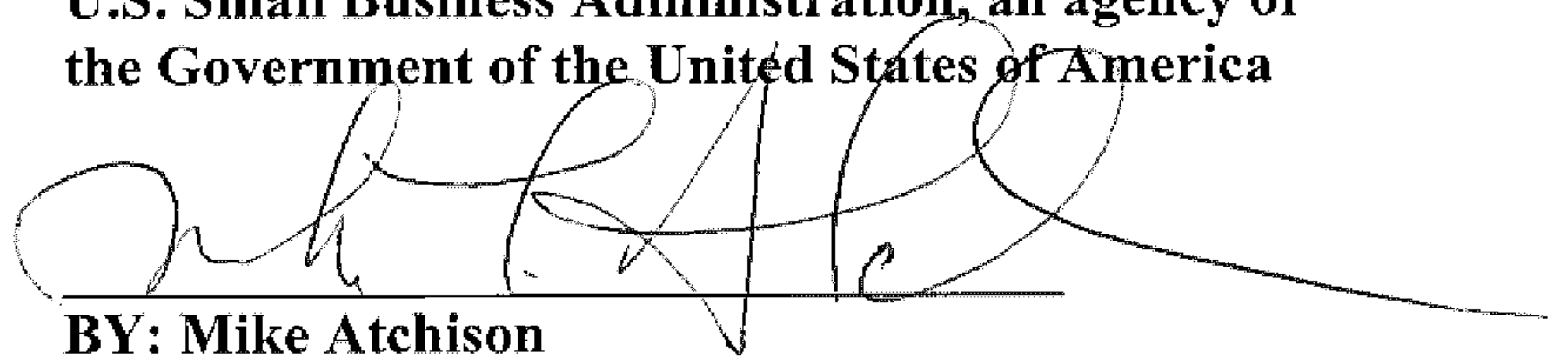
Property Address: 724 Cahaba Manor Tr., Pelham, AL 35124

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO

HOLD the same unto the said BHM CAPITAL LLC, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Deborah L. Ward and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, have caused this instrument to be executed by Mike Atchison, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Mike Atchison has executed this instrument in his/her capacity as such Auctioneer on this the 16th day of May, 2022.

**Deborah L. Ward and the Administrator of the
U.S. Small Business Administration, an agency of
the Government of the United States of America**



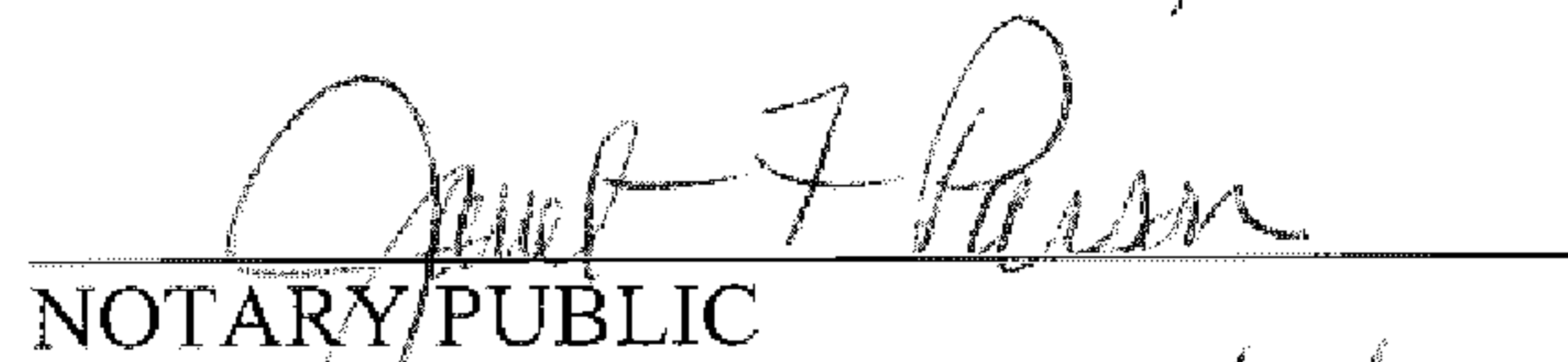
**BY: Mike Atchison
Auctioneer and Attorney-in-Fact**

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **Mike Atchison**, acting in his capacity as auctioneer and attorney-in-fact for Deborah L. Ward and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 16th day of May, 2022.



NOTARY PUBLIC

My Commission Expires: 10/4/2024

THE GRANTEE'S ADDRESS IS:

4518 Valleydale Road
Birmingham, AL 35242

THE GRANTOR'S ADDRESS IS:

c/o McFadden Rouse & Bender, LLC
718 Downtowner Boulevard
Mobile, AL 36609

THIS INSTRUMENT WAS PREPARED BY:

William S. McFadden, Attorney
McFADDEN, ROUSE & BENDER, LLC
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172

Real Estate Sales Validation Form

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

Grantor's Name US Small Business Admin Grantee's Name BHM Capital LLC
 Mailing Address c/o McFadden, Rouse & Bender LLC Mailing Address 4518 Valleydale Rd
718 Downtown Blvd Birmingham, Az 35242
Mobile Az 36609

Property Address 724 Cahaba Manor Tr Date of Sale 4/29/2022
Prichard, Az 35124 Total Purchase Price \$ 89,000.00
 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
 05/09/2022 12:14:03 PM
 \$117.00 JOANN
 20220509000190020



Ann 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 auction bid
☐ 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 5/10/22

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one