

SEND TAX NOTICE TO:
Hardland Properties LLC
2279 Lime Rock Road
Vestavia Hills, AL 35216

20220705000266020
07/05/2022 02:53:01 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 13, 2014, Richard Evan Franklin a/k/a Richard E. Franklin, an unmarried man, executed that certain mortgage on real property hereinafter described to PNC Mortgage, a Division of PNC Bank, National Association, which said mortgage was recorded in Instrument Number 20140224000050580 in the Office of the Judge of Probate of Shelby County, Alabama; "Mortgagee" and

WHEREAS, in and by said mortgage, the "Mortgagee" 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 "Mortgagee" or any person conducting said sale for the "Mortgagee" was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the "Mortgagee" 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 PNC Bank National Association 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 of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 29, 2022, June 5, 2022 and June 12, 2022; and

WHEREAS, on June 28, 2022, 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 PNC Bank

National Association 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, Hardland Properties LLC was the highest bidder and best bidder in the amount of One Hundred Twenty-Six Thousand And 00/100 Dollars (\$126,000.00) on the indebtedness secured by said mortgage, the said PNC Bank National Association, by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee", does hereby remise, release, quit claim and convey unto Hardland Properties LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

All that parcel of land situated in the City of Indian Springs, Shelby County, State of Alabama, being known and designated as Lot 79, according to the survey of Cahaba Manor Town Homes Second Addition, as recorded in Map Book 7 Page 62 A and B in the Probate Office of Shelby County Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those 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 will be subject to the right of redemption of all parties entitled thereto; 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; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Hardland Properties 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.

IN WITNESS WHEREOF, PNC Bank National Association, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee" and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 1st day of July, 2022

PNC Bank National Association

By: Tiffany & Bosco, P.A.
Its: Attorney

By: [Signature]
Ginny Rutledge, Esq.

STATE OF ALABAMA)

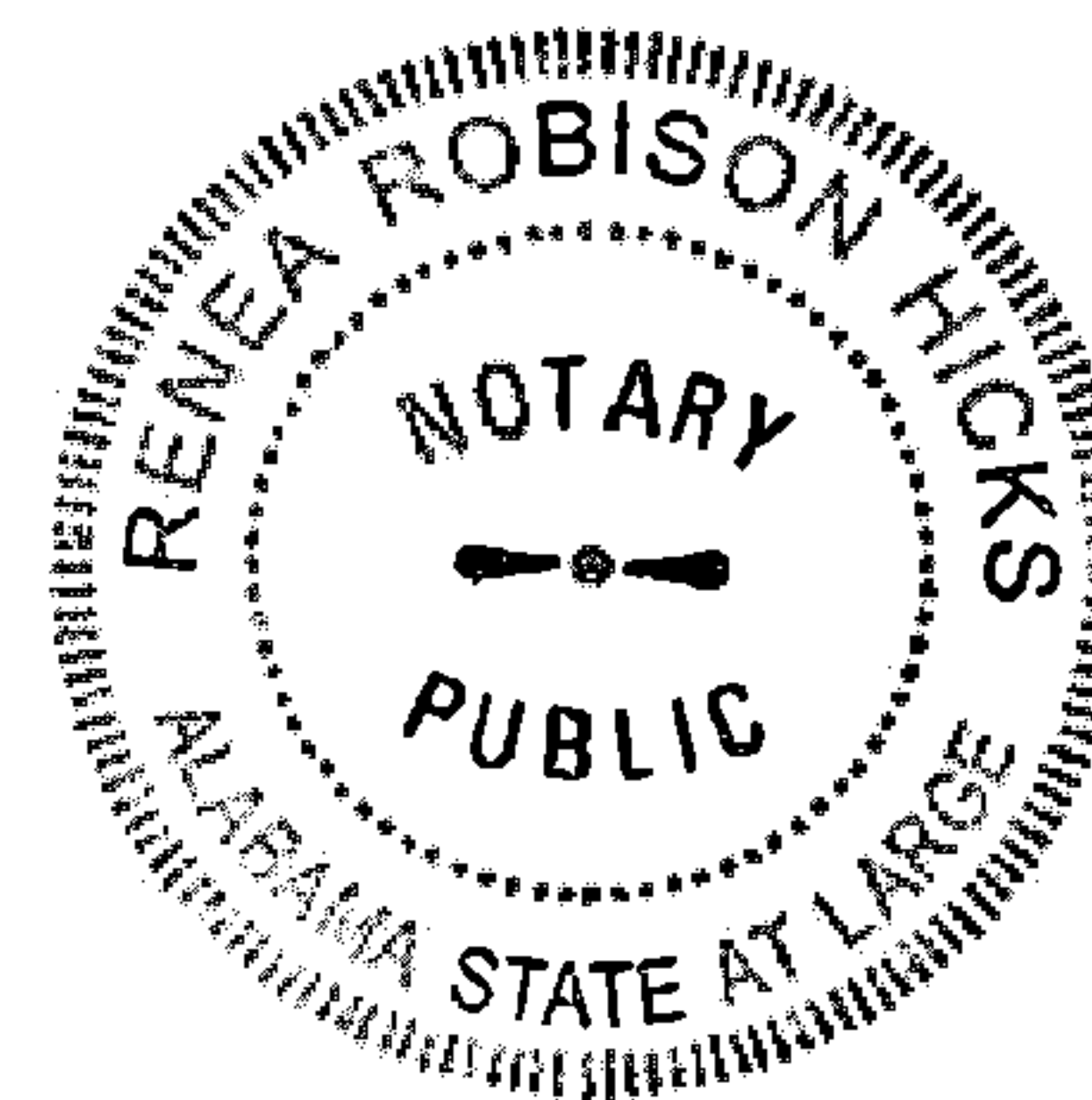
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for PNC Bank National Association, 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 "Mortgagee".

Given under my hand and official seal on this 1st day of July, 2022

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES 04/18/2023**

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205
TB File No.: 22-02382



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	PNC Bank National Association	Grantee's Name	Hardland Properties LLC
Mailing Address	3232 Newmark Drive Miamisburg, OH 45342	Mailing Address	2279 Lime Rock Road Vestavia Hills, AL 35216
Property Address	<u>748 Cahaba Manor Trl</u> <u>Indian Springs, AL 35124</u>	Date of Sale	<u>June 28, 2022</u>
		Total Purchase Price	<u>\$126,000.00</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)

☐ 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 7/1/22

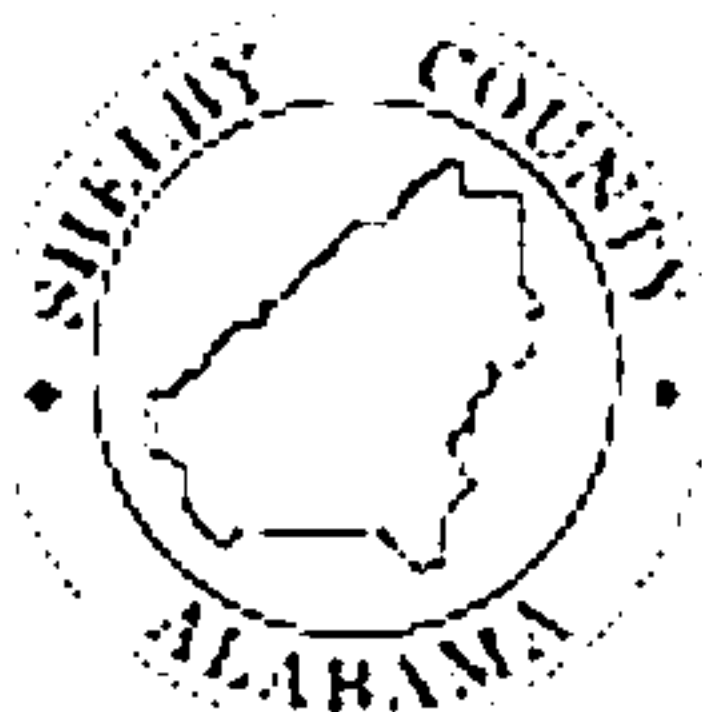
Print Tiffany Sides

Sign Tiffany Sides

☐ Unattested

 (verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/05/2022 02:53:01 PM
 \$159.00 BRITTANI
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Allen S. Bayl