

SEND TAX NOTICE TO:
FirstBank
425 Phillips Blvd
Ewing, NJ 08618
TB File No.: 22-01237

20220714000278810
07/14/2022 01:09:59 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, March 8, 2019, Nicholas C O'Brien, a single man, and Paul A Boehme Jr, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for FirstBank, which said mortgage was recorded in Instrument No. 20190314000082440 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to FirstBank by instrument recorded in Instrument No. 20210416000189960 in the aforesaid Probate Office (hereafter "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 FirstBank 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 March 6, 2022, March 13, 2022 and March 20, 2022; and

WHEREAS, on July 8, 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 FirstBank 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, FirstBank was the highest bidder and best bidder in the amount of Two Hundred Twenty-Six Thousand Two Hundred Fifty-Six And 39/100 Dollars (\$226,256.39) on the indebtedness secured by said mortgage, the said FirstBank, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto FirstBank all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 177, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FirstBank, 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, FirstBank, 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 12th day of July, 2022

FirstBank

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 FirstBank, 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).

2022 Given under my hand and official seal on this 12th day of July,

[Signature]
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES 03/28/2023

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



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

Grantor's Name	FirstBank	Grantee's Name	FirstBank
Mailing Address	425 Phillips Blvd	Mailing Address	425 Phillips Blvd
	Ewing, NJ 08618		Ewing, NJ 08618

Property Address	<u>1865 Hamilton Rd, Pelham,</u> <u>AL 35124</u>	Date of Sale	<u>July 8, 2022</u>
		Total Purchase Price	<u>\$226,256.39</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 <u>Foreclosure Bid Price</u>
☐ 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.

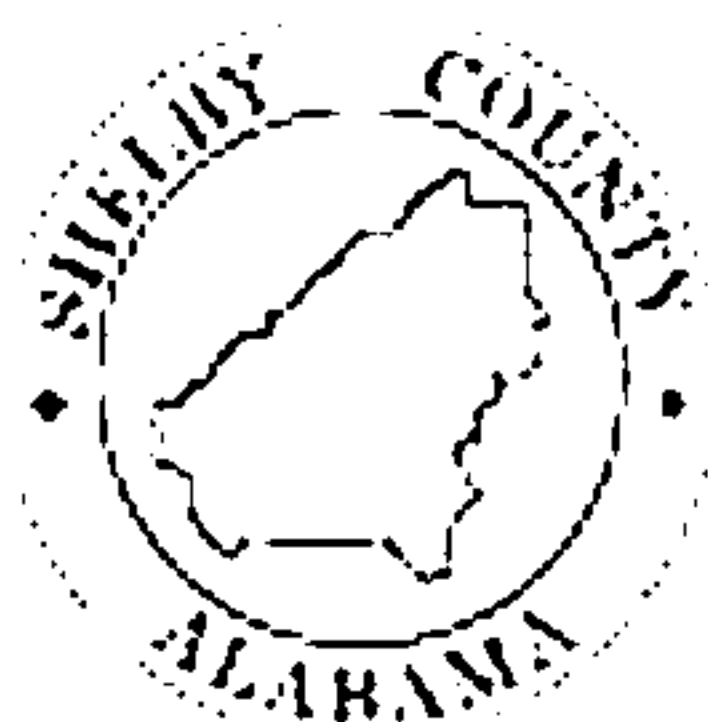
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/11/22

Print Lindsay Baldwin

Sign Lindsay Baldwin
 (Grantor / Grantee / Owner / Agent) circle one

☐ Unattested _____
 (verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/14/2022 01:09:59 PM
 \$35.00 BRITTANI
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Allen S. Bayl