

SEND TAX NOTICE TO:
Renasant Bank
425 Phillips Blvd
Ewing, NJ 08618
TB File No.: 22-06128

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 22, 2019, Thomas A Shirland Jr a married person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Renasant Bank, a Mississippi Corporation, which said mortgage was recorded in Instrument No. 20190228000062580 with modification recorded in Instrument Number 20210330000157820 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Renasant Bank by instrument recorded in Instrument Number 20200528000212400 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 Renasant Bank 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 August 28, 2022, September 4, 2022 and September 11, 2022; and

WHEREAS, on October 14, 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 Renasant Bank 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, Renasant Bank was the highest bidder and best bidder in the amount of Two Hundred Sixty Thousand Five Hundred Eighty-Seven And 50/100 Dollars (\$260,587.50) on the indebtedness secured by said mortgage, the said Renasant Bank, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Renasant Bank all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 16, according to the Survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Renasant Bank, 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, Renasant Bank, 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 20th day of October, 2022

Renasant Bank

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

By: Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

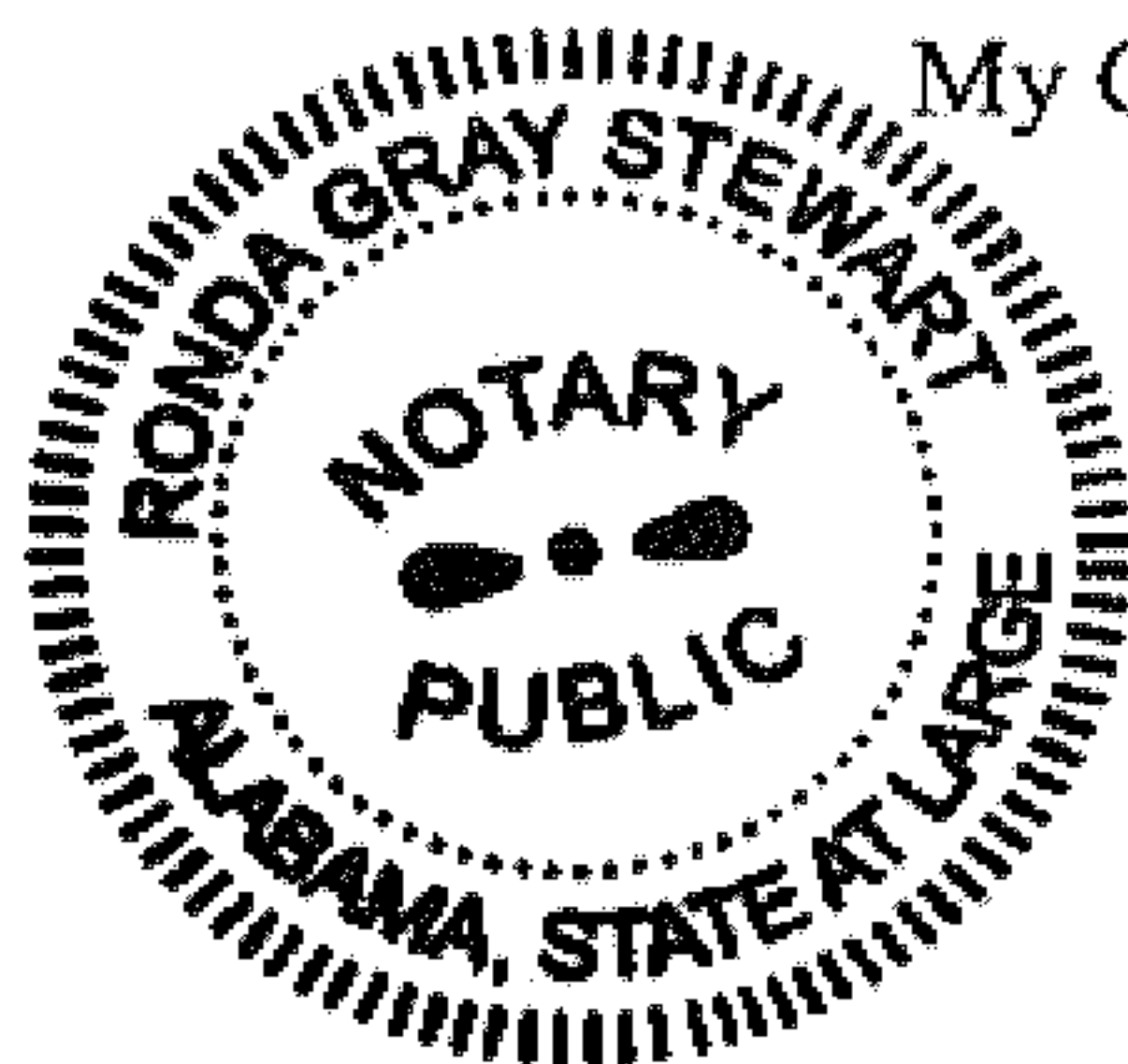
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Renasant Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 20th day of October,

Ronda Gray Stewart
Notary Public

My Commission Expires: _____

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



MY COMMISSION EXPIRES 03/28/2023

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

Grantor's Name Renasant Bank

Grantee's Name Renasant Bank

Mailing Address 425 Phillips Blvd

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Ewing, NJ 08618

Ewing, NJ 08618

Property Address 173 Branch Dr, Chelsea, AL
35043

Date of Sale October 14, 2022

Total Purchase Price \$260,587.50

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.

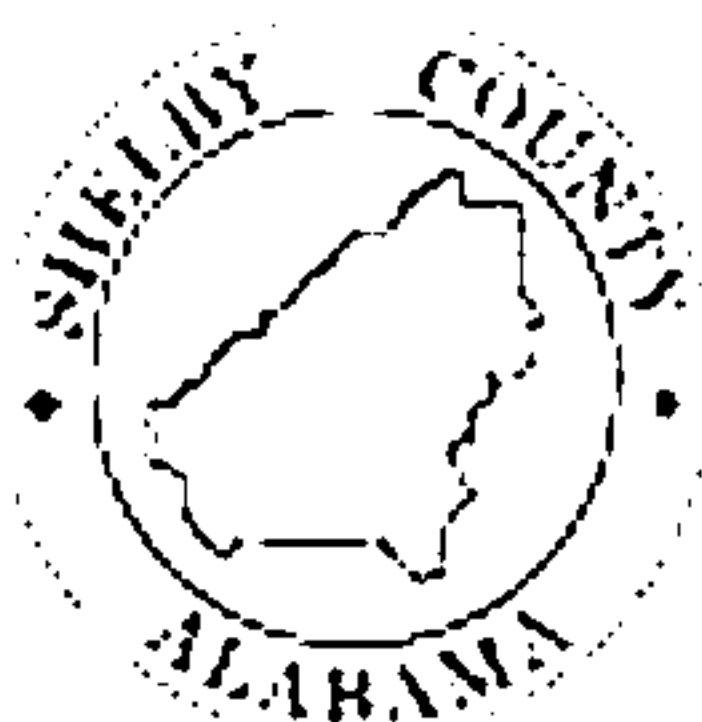
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/17/2022

Print Corey Sourian

☐ Unattested
(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
10/21/2022 09:11:16 AM
\$34.00 BRITTANI
20221021000397020

Allen S. Bayl