

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

20221215000452380
12/15/2022 12:50:13 PM
FCDEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of April, 2011, Ike M. Ijemere and Nancy I. Ijemere, Single, executed that certain mortgage on real property hereinafter described to Bank of America, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book Page , said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by that instrument recorded in Book , Page , in the aforesaid Probate Office ("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 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 Bank of America, N.A. 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 , a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 31, 2022, August 7, 2022 and August 14, 2022; and

WHEREAS, on September 27, 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 Bank of America, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Bank of America, N.A. was the highest bidder and best bidder in the amount of \$364,380.53 on the indebtedness secured by said mortgage, the said Bank of America, N.A. does hereby remise, release, quitclaim and convey unto Bank of America, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 1822, ACCORDING TO THE SURVEY OF EAGLE POINT 18TH SECTOR, AS
RECORDED IN MAP BOOK 35, PAGE 94 A AND B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A. its successors/heirs and assigns, 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 aforesaid Probate Office.

IN WITNESS WHEREOF, Bank of America, N.A. has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Transferee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 13th day of December, 2022.

Bank of America, N.A.

By Albertelli Law, as attorney conducting said sale for Mortgagee or Transferee of Mortgagee

BY:

Jonathan Smothers, Esq

State of Alabama)
County of Walker)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, whose name acting in its capacity as attorney for Bank of America, N.A., 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 the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 13th day of December 2022

Notary Public

My Commission Expires

Commission Expires
04/30/2023

This instrument prepared by:
Jonathan Smothers, Esq
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
22-005244

Real Estate Sales Validation Form

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

Grantor's Name Nancy J. Miller
 Mailing Address 6139 Olive Dr
Alexandria, VA 22305

Grantee's Name BANK OF AMERICA, N.A.
 Mailing Address BANK OF AMERICA, N.A.
PO BOX 116933
Dallas, TX 75266

Property Address 7012 Eagle Point Trl.
Birmingham, AL 35242

Date of Sale 12/17/2022Total Purchase Price \$ 304,380.53

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
 12/15/2022 12:50:13 PM
 \$30.00 BRITANI
 20221215000452380

Alicia S. Boyd

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☒ OtherAla Foreclosure Proceedure☐ 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 12/15/2022

Print

CHRISTOPHER E LARA

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)