

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20040514000254610

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, April 16, 2004, **Elizabeth A Snyder, And Ronald E Snyder, Wife And Husband, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, solely as nominee for New South Federal Savings Bank, its successors and assigns.**, which said mortgage is recorded in Instrument No. 20040514000254610, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **PNC Bank, National Association**, as transferee, said transfer is recorded in Instrument 20220715000279880, aforesaid records, and PNC Bank, National Association, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC Bank, National Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 04/09/2023, 04/16/2023, 04/23/2023, 05/28/2023; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on June 13, 2023, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of PNC Bank, National Association in the amount of **SIXTY-THREE THOUSAND SIX HUNDRED TWENTY DOLLARS AND NINETY-SIX CENTS (\$63,620.96)** which sum the said PNC Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PNC Bank, National Association; and

NOW, THEREFORE, in consideration of the premises and the credit of **SIXTY-THREE THOUSAND SIX HUNDRED TWENTY DOLLARS AND NINETY-SIX CENTS (\$63,620.96)**, cash, on the indebtedness secured by said mortgage, PNC Bank, National Association, by and through McCalla Raymer Leibert Pierce, LLC as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East; thence run South and along the West line for a distance of 942.30 feet; thence turn 61 degrees 28 minutes to the left for a distance of 303.65 feet; thence turn 74 degrees 32 minutes 15 seconds to the left for a distance of 278.80 feet to the Point of Beginning; thence continue along same line for a

distance of 141.91 feet; thence turn 95 degrees 50 minutes to the left for a distance of 250.0 feet; thence turn 104 degrees 02 minutes 24 seconds to the left for a distance of 233.98 feet; thence turn 102 degrees 35 minutes 53 seconds to the left for a distance of 198.34 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Also permanently affixed is a 28 x 80 1998 Southern Energy, VIN DSEAL11607A and VIN DSEAL11607B

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

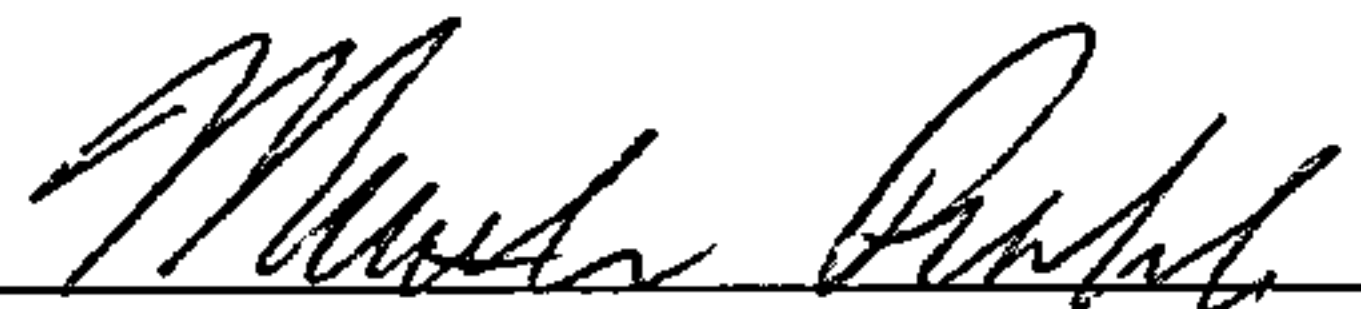
IN WITNESS WHEREOF, PNC Bank, National Association have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLC, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLC, as said attorney, has hereto set its hand and seal on the 20th day of June, 2023.

PNC Bank, National Association

By: McCalla Raymer Leibert Pierce, LLC

Its: Attorney at Law

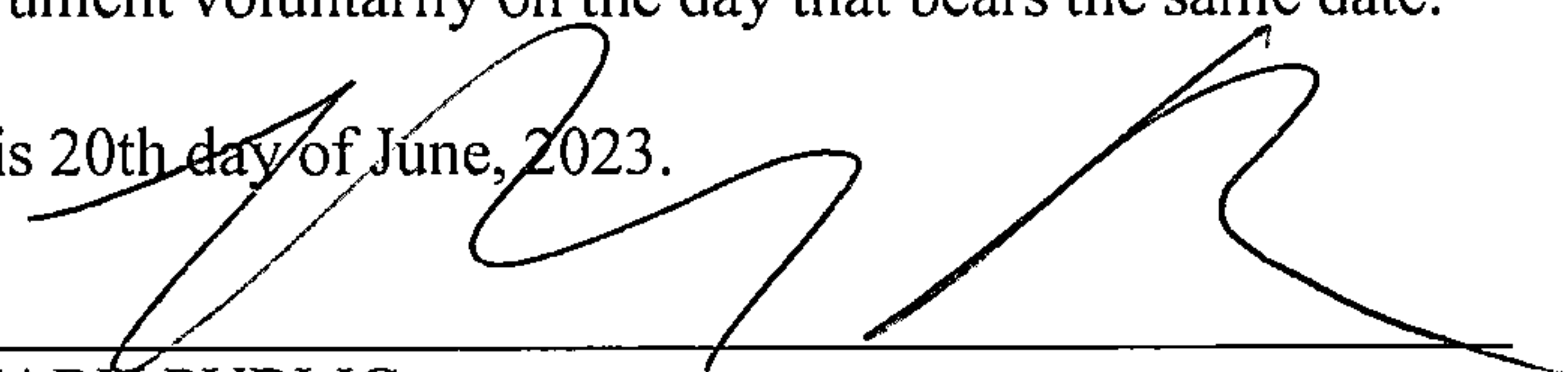
By:


Matthew W. Penhale, Esq.

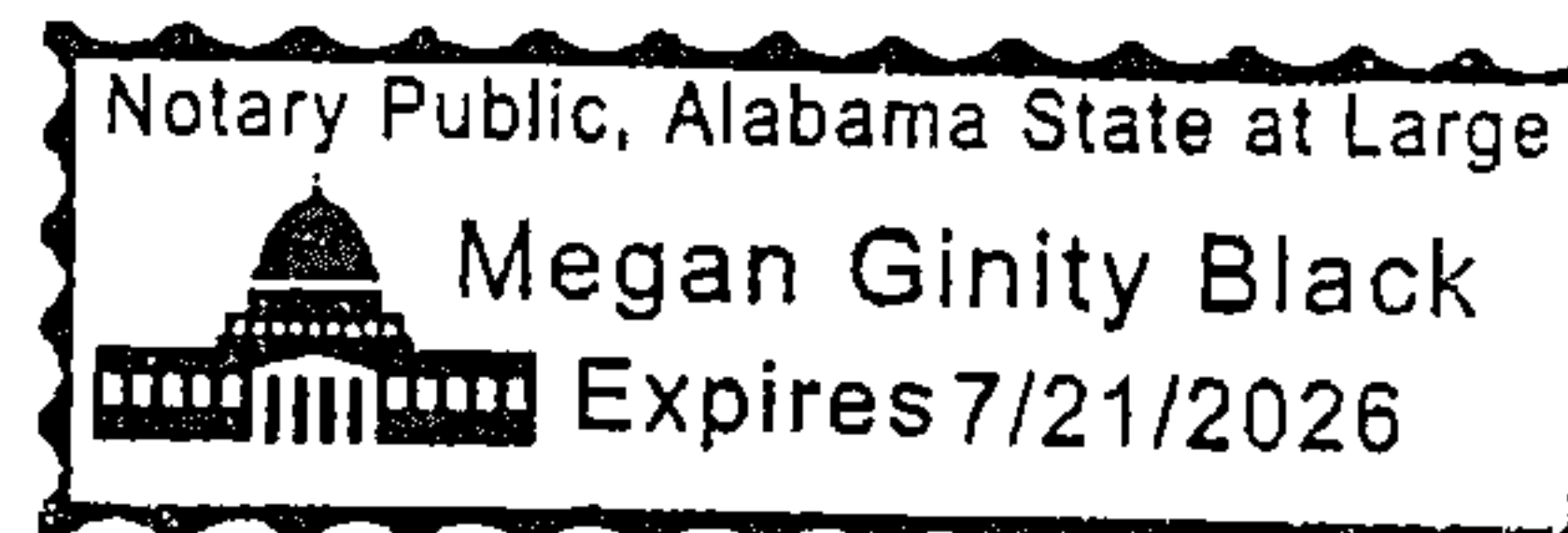
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew W. Penhale, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLC, acting in its capacity as attorney at law for PNC Bank, National Association, 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, in his capacity as such attorney and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 20th day of June, 2023.


NOTARY PUBLIC

My Commission Expires:



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

Grantor's Name	Elizabeth A Snyder and Ronald E Snyder	Grantee's Name	PNC Bank, National Association
Mailing Address	783 Hwy 101 Leeds, AL 35094	Mailing Address	3232 Newmark Drive Miamisburg, OH 45342
Property Address	783 Hwy 101 Leeds, AL 35094	Date of Sale	June 13, 2023
		Total Purchase price	\$63,620.96
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
☐ 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 6-20-23

Print

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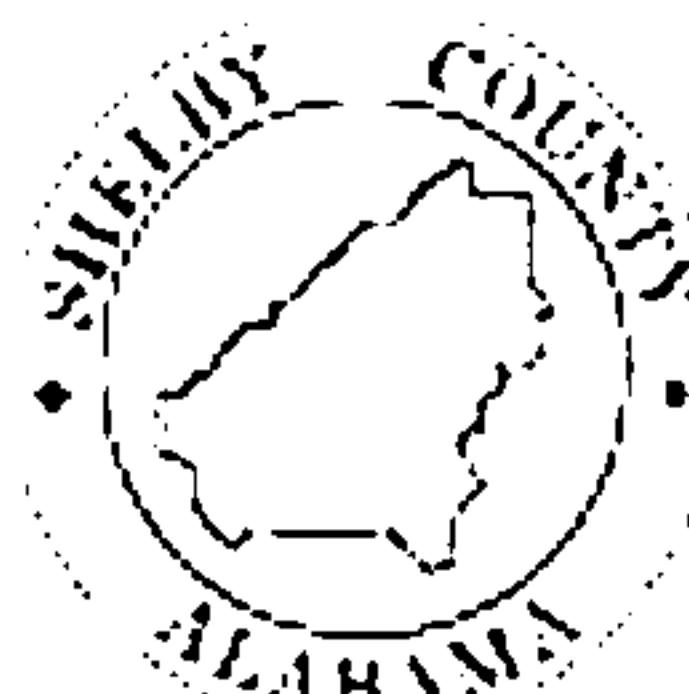
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/22/2023 09:16:23 AM
 \$33.00 JOANN
 20230622000185300

File No.: 22-03563AL