


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


20231005000298080 1/3 \$213.00
Shelby Cnty Judge of Probate, AL
10/05/2023 12:25:29 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of September, 2008, Thomas C. Benefield and Nila J. Benefield, Single, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20081003000391860, said mortgage having subsequently been transferred and assigned to Bank of America, N.A. ("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 Shelby, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 30, 2023, August 6, 2023 and August 13, 2023; and

WHEREAS, on August 15, 2023 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, Shelby Resources Inc was the highest bidder and best bidder in the amount of \$184,600.00 on the indebtedness secured by said mortgage, the said Bank of America, N.A. does hereby remise, release, quitclaim and convey unto Shelby Resources Inc all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH
ADDITION, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 96, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 1934 Gallant Fox Dr Helena AL 35080

Shelby County, AL 10/05/2023
State of Alabama
Deed Tax: \$185.00

TO HAVE AND TO HOLD the above described property unto Shelby Resources Inc 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 Mortgagee or Transferee of Mortgagee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 12th day of September, 2023.

Bank of America, N.A.

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

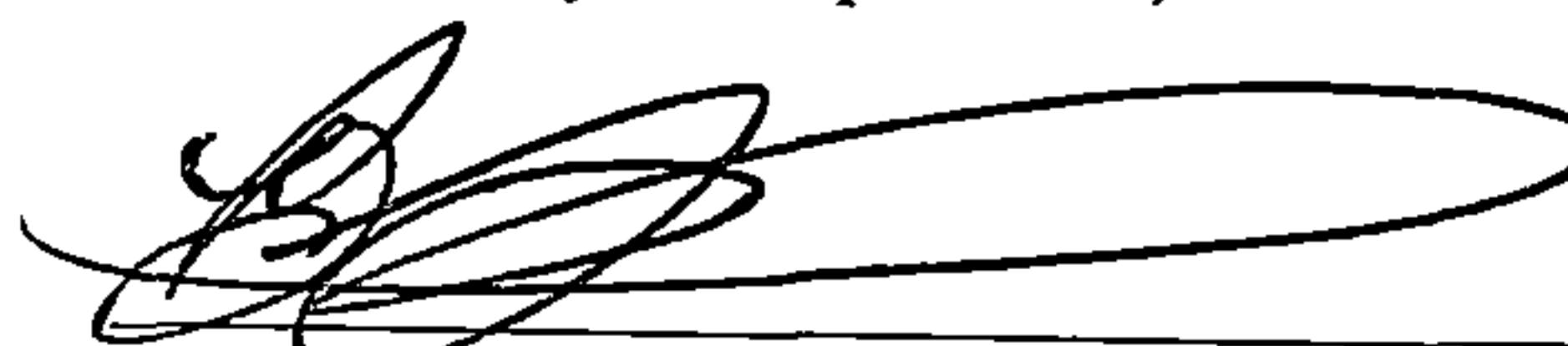

Jonathan Smothers, Esquire

State of Alabama)
County of Walker)

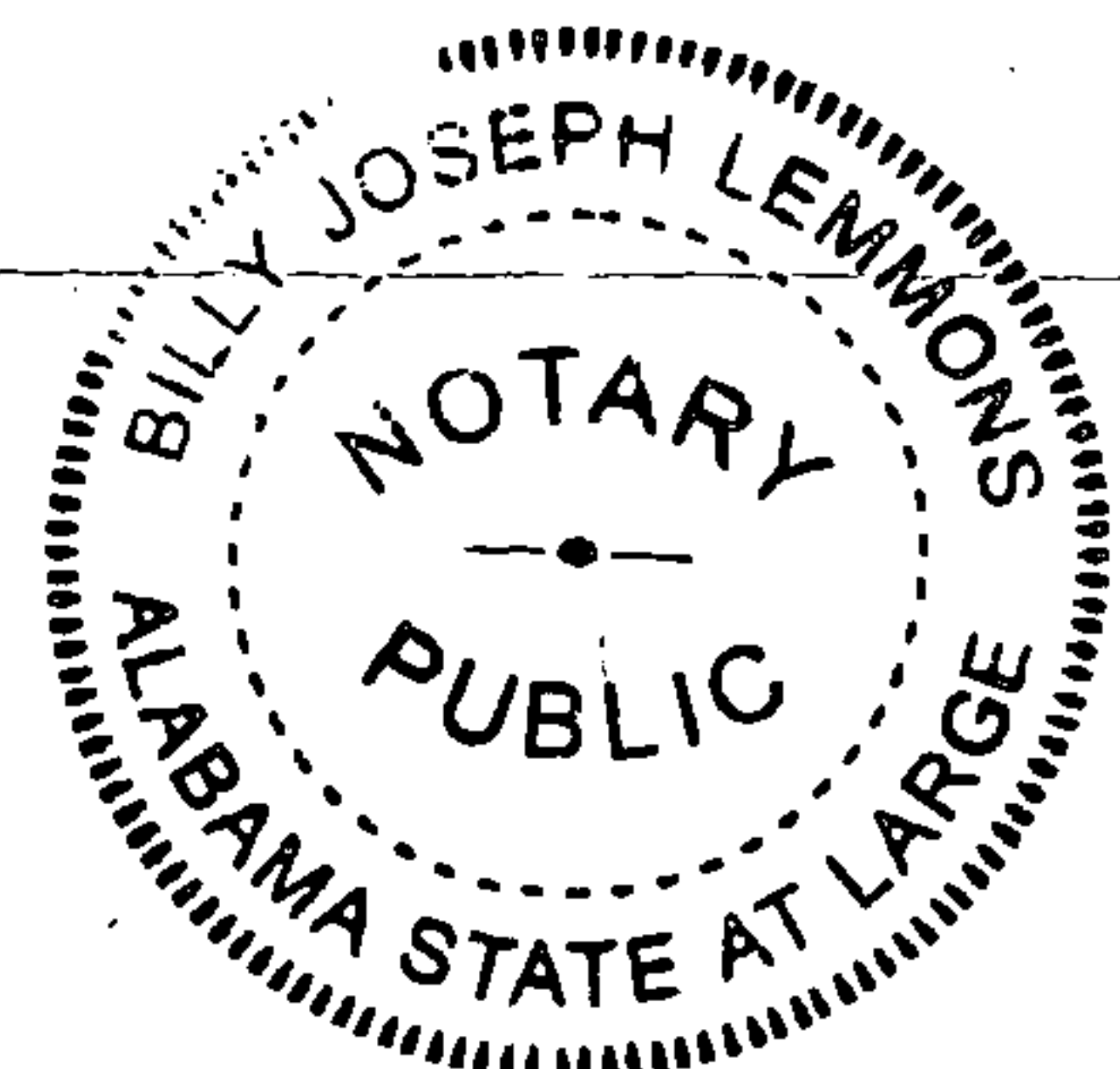

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, acting in its capacity as attorney for Bank of America, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged 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 12th day of September, 2023.


Notary Public
My Commission Expires: 2/1/2027

This instrument prepared by:
Jonathan Smothers, Esq
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
23-004791



Grantor's Name
Mailing Address

Thomas Benetfield
1934 Gallant Fox Dr.
Helena, AL 35080

Grantee's Name
Mailing Address

Shelby Resources, Inc.
P.O. Box 419
Pelham, AL 35124

Property Address

1934 Gallant Fox Dr.
Helena, AL 35080

Date of Sale

8/15/23

Total Purchase Price

\$ 184,600

or

Actual Value

\$

or

Assessor's Market Value

\$



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure Deed

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 10/5/23

Unattested

(verified by)

Print Mike Phillips

Sign

Mike Phillips

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1