

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of December, 2021, Jason Greene, Unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for BUD Weber Mortgages, LLC, a Limited Liability Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, instrument number 20211214000590240, said mortgage having subsequently been transferred and assigned to CITIZENS BANK NA f/k/a RBS CITIZENS NA, by that instrument recorded as number 20211214000590240, 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 CITIZENS BANK NA f/k/a RBS CITIZENS NA 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 January 21, 2024, January 28, 2024 and February 4, 2024; and

WHEREAS, on February 13, 2024 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 CITIZENS BANK NA f/k/a RBS CITIZENS NA 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, CITIZENS BANK NA f/k/a RBS CITIZENS NA was the highest bidder and best bidder in the amount of \$388,475.45 on the indebtedness secured by said mortgage, the said CITIZENS BANK NA f/k/a RBS CITIZENS NA does hereby remise, release, quitclaim and convey unto CITIZENS BANK NA f/k/a RBS CITIZENS NA all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE MAP OR SURVEY OF SIXTH ADDITION TO
RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 7, PAGE 93, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 830 Willow Oak Dr Hoover AL 35244

TO HAVE AND TO HOLD the above described property unto CITIZENS BANK NA f/k/a RBS CITIZENS NA 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, CITIZENS BANK NA f/k/a RBS CITIZENS NA 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 14th day of March, 2024.

CITIZENS BANK NA f/k/a RBS CITIZENS NA


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


Jonathan Smothers, Esquire

State of Alabama)
County of Walker)

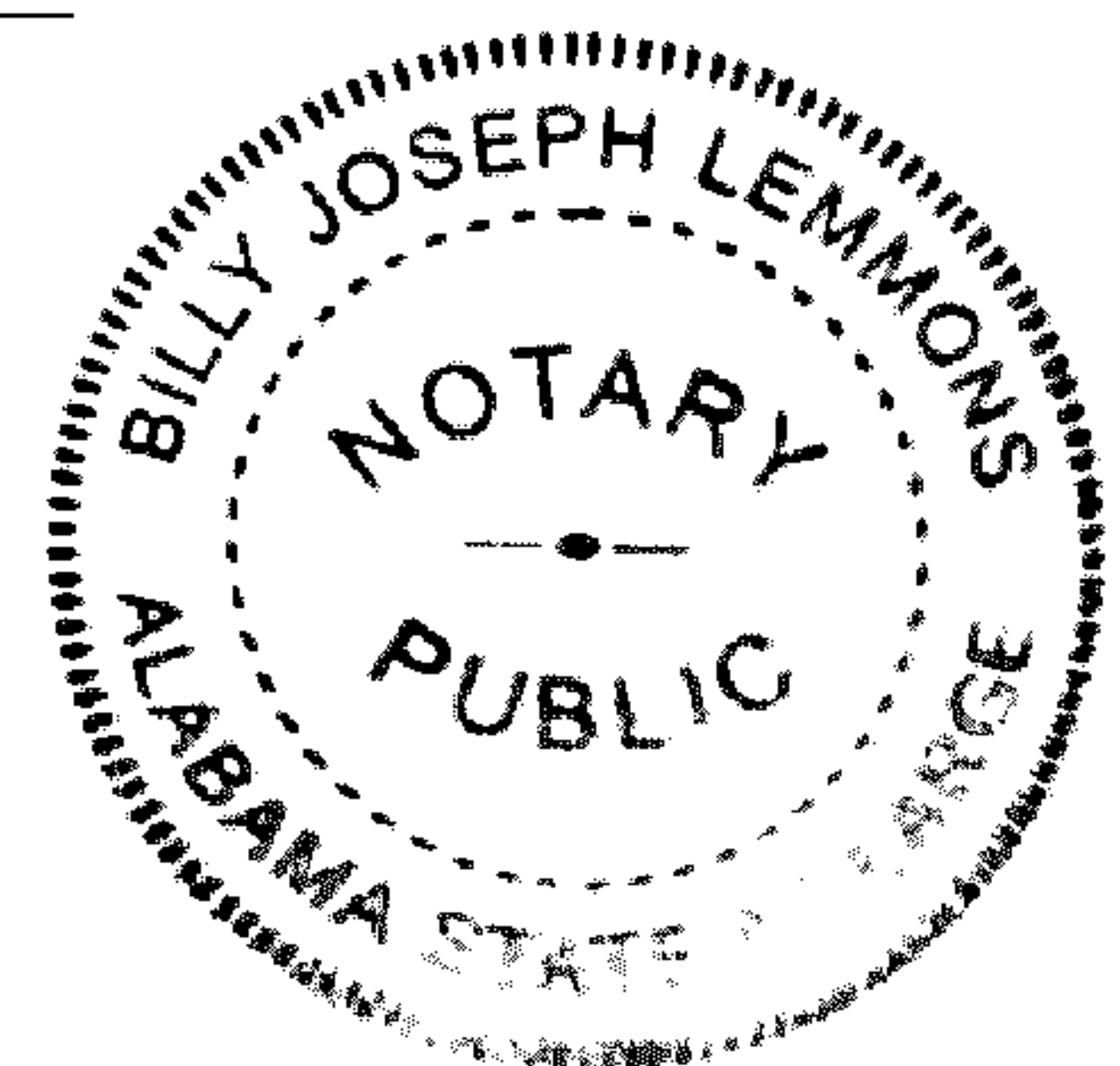
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, acting in its capacity as attorney for CITIZENS BANK NA f/k/a RBS CITIZENS NA, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being 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 14th day of March, 2024.


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
23-015314



Real Estate Sales Validation Form

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

Grantor's Name Jason Greene
Mailing Address 830 Willow Oak Dr
Hoover, AL 35244

Grantee's Name CITIZENS BANK NA f/k/a RBS CITIZENS NA
Mailing Address 1 Citizens Plaza
Providence, RI 02903

Property Address 830 Willow Oak Dr
Hoover, AL 35244

Date of Sale 02/13/2024

Total Purchase Price \$ 388,475.45

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
05/03/2024 08:51:01 AM
\$33.00 BRITTANI
20240503000129460

Allen S. Byrd

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 AL- Foreclosure Procedure

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 05/02/2024

Print Christopher E. Lara

 Unattested

Sign *Christopher E. Lara*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1