

Send Tax Notice To:
PHH Mortgage - Reverse
1661 Worthington Rd, Ste 100
West Palm Beach, FL 33409

20240514000141860
05/14/2024 08:51:01 AM
FCDEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 9TH of November 2010, Joseph Florence and Patricia L. Florence, executed that certain mortgage on real property hereinafter described to Genworth Financial Home Equity Access, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20101123000393660, said mortgage having subsequently been transferred and assigned to Seattle Bank, by instrument recorded in Instrument 20240425000120910, 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 the County of Shelby, 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 Seattle 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 March 24, 2024, March 31, 2024, and April 7, 2024; and

WHEREAS, on May 3, 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 Seattle Bank 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, Seattle Bank, was the highest bidder and best bidder in the amount of \$273,746.10 (Two Hundred Seventy-Three Thousand Seven Hundred Forty-Six Dollars and Ten Cents) on the indebtedness secured by said mortgage, the said Seattle Bank, by and through Bell Carrington Price & Gregg, LLC as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Seattle Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 69, according to the amended map of Greystone Highlands, Phase Two, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Seattle Bank, 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, Seattle Bank, has caused this instrument to be executed by and through Bell Carrington Price & Gregg, LLC, as attorney for said Transferee, and said Bell Carrington Price & Gregg, LLC, as said attorney, has hereto set its hand and seal on this 10th day of May 2024.

Seattle Bank

By: Bell Carrington Price & Gregg, LLC

Its: Attorney

By:

Carl J. Emmons, Esq.

STATE OF ALABAMA)

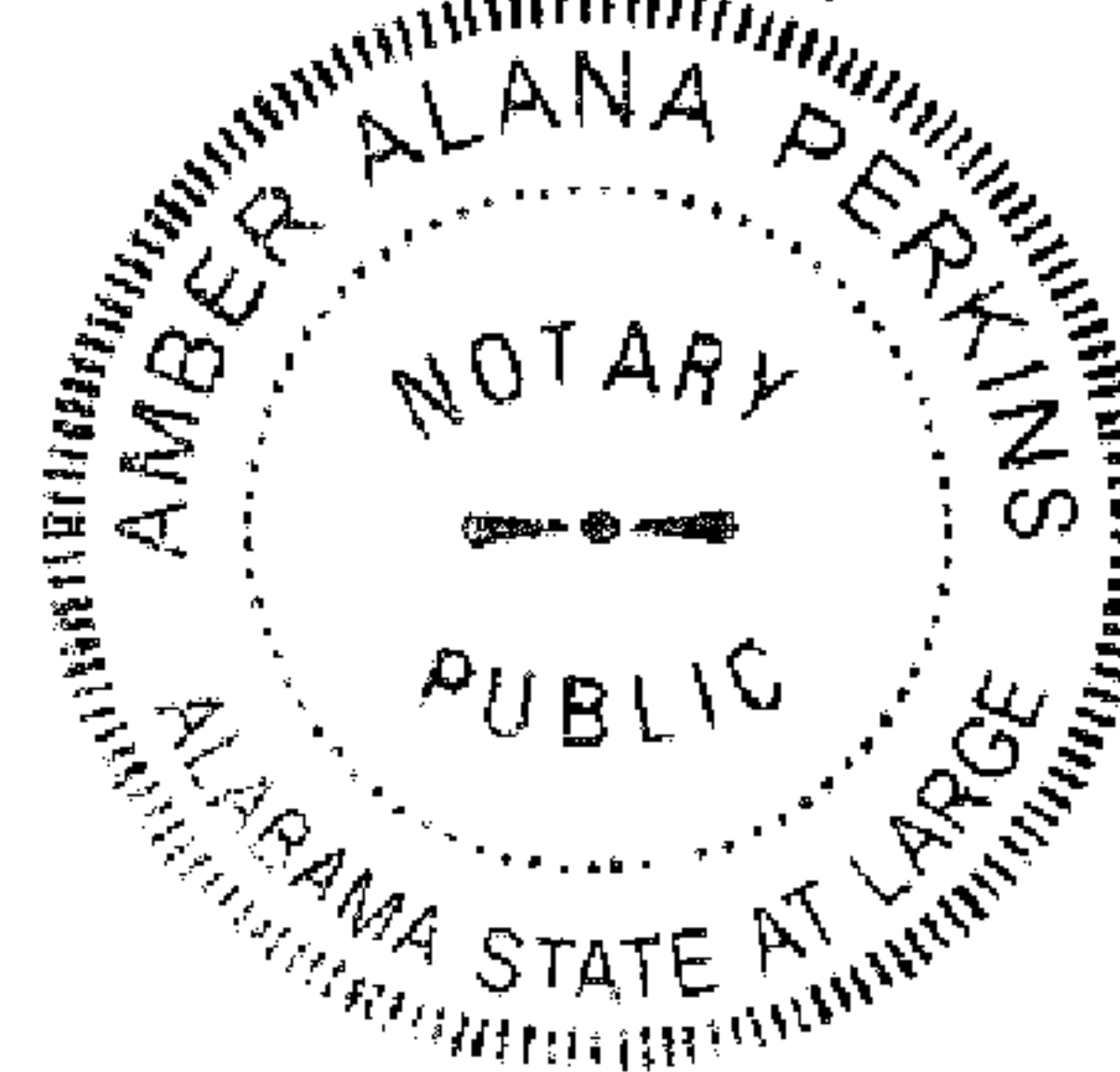
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl J. Emmons, whose name as attorney of Bell Carrington Price & Gregg, LLC, acting in its capacity as attorney for Bell Carrington Price & Gregg, LLC, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 10th day of May 2024.

Notary Public ~~My Commission Expires July 22, 2026~~

My Commission Expires: _____



This instrument prepared by:

Carl J. Emmons, Esq.

Bell Carrington Price & Gregg, LLC

2100 Southbridge Parkway, Ste. 650

Homewood, Alabama 35209

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

Grantor's Name Joseph Florence & Patricia Florence
 Mailing Address 825 Greystone Highlands Dr
Birmingham, AL 35242

Grantee's Name Seattle Bank
 Mailing Address c/o PHH Mortgage Reverse
1661 Worthington Rd, Ste 100
West Palm Beach, FL 33409

Property Address 825 Greystone Highlands Dr
Birmingham, AL 35242

Date of Sale 05/03/2024
 Total Purchase Price \$ 273746.10

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/14/2024 08:51:01 AM
 \$32.00 PAYGE
 20240514000141860

Allen S. Byrd

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
☐ 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 5/16/2024

Print Amber Alene Perkins

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1