## SEND TAX NOTICES TO:

FirstBank
C/O Shellpoint Mortgage Servicing
PO Box 10826
Greenville, SC 29603-0826

GRANTOR: Carie C. Smith and Christopher D. GRANTEE: FirstBank Smith

For Informational Purposes Only:

Property Address: 400 Ballantrae Rd, Pelham, AL 35124 Purchase Price: \$314,500.00 \*\*\*Mortgagee credit\*\*\*

Sale Date: December 3, 2024

STATE OF ALABAMA (COUNTY OF SHELBY)

## FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 28, 2022, Carie C. Smith and Christopher D. Smith, wife and husband, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FirstBank, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 29, 2022 at Instrument Number 20220629000258640; and subsequently transferred and assigned to FirstBank and said assignment being recorded at Instrument Number 20231130000345870; in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said

1263-3970A

property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and FirstBank, ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 27, 2024, November 3, 2024, and November 10, 2024; and

WHEREAS, on December 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 and properly conducted, and FirstBank did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Lansing Skidmore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said FirstBank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of FirstBank in the amount of \$314,500.00, which sum of money FirstBank offered to credit on the indebtedness secured by said mortgage, and the said FirstBank, by and through Jeff G. Underwood, as attorney for said FirstBank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FirstBank the following described property situated in Shelby County, Alabama, to-wit:

Lot 1401, according to the Final Plat of Braemer at Ballantrae, Phase 1, as recorded in Map Book 37, Page 70, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to FirstBank and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as 1263-3970A

provided by the laws of the State of Alabama; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, FirstBank has caused this instrument to be executed by and through

Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said

Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 18 day of December, 2024.

FirstBank

By:

Jeff G. Englerwood, Attorney for Transferee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for FirstBank 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 said conveyance, he, as such attorney for FirstBank and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this

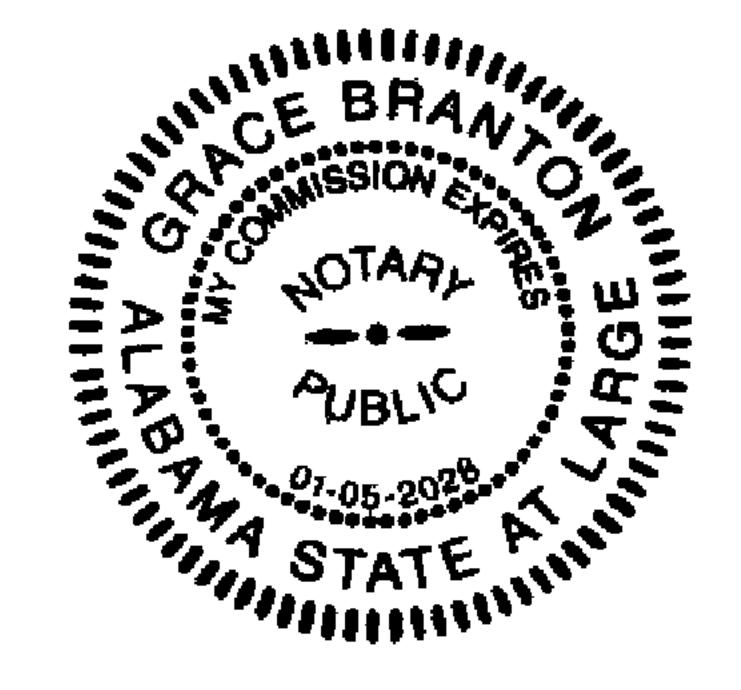
\_day of

, 2024

**Notary Public** 

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E.,
Suite 700
Atlanta, GA 30305



## Real Estate Sales Validation Form

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

Grantor's Name	Carie C. Smith and Christopher D. Smith 400 Ballantrae Rd Pelham AL 35124	Grantee's Name	FirstBank
Mailing Address		Mailing Address	C/O Shellpoint Mortgage Servicing PO Box 10826
Property Address	400 Ballantrae Rd, Pelham, AL 35124	Date of Sale	Greenville SC 29603-0826 December 3, 2024
		Total Purchase Price or	\$314,500.00
		Actual Value	\$
		OF Accessor's Market Malue	<b>@</b>
		Assessor's Market Value	\$
	r actual value claimed on this for (Recordation of documentary		owing documentary
Bill of Sale	Ap	praisal	
Sales Contract		er- Foreclosure Deed	
Closing Stateme	ent		
If the conveyance doc above, the filing of this	ument presented for recordations form is not required.	on contains all of the required	information referenced
		tructions	
Grantor's name and not to property and their of	nailing address - provide the nature. Surrent mailing address.	ame of the person or persons	conveying interest
Grantee's name and r	nailing address - provide the na	ame of the person or persons	to whom interest
Property address - the	e physical address of the prope	erty being conveyed, if availab	ole.
Date of Sale - the date	e on which interest to the prope	erty was conveyed.	
	the total amount paid for the paid instrument offered for record.		real and personal,
conveyed by the instr	operty is not being sold, the tru ument offered for record. This is ssor's current market value.		real and personal, being raisal conducted by a licensed
excluding current use responsibility of valuir	and the value must be determ valuation, of the property as de ng property for property tax puri labama 1975 § 40-22-1 (h).	etermined by the local official	charged with the
accurate. I further und penalty indicated in C	ode of Alabama 1975 § 40-22-	ents claimed on this form may 1 (h).	result in the imposition of the
Date /2/18/2	<u></u>	Print Jeff Unde	-1300d
Unattested		Sign	
Filed and Recorde Official Public Re	( · · · · · · · · · · · · · · · · · · ·	(Granter Frantee/Own	ner(Agent) circle one

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Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 12/20/2024 09:50:00 AM \$35.00 PAYGE 20241220000388230

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Form RT-1