


**\*The purpose of this Correction Mortgage Foreclosure Deed is to correct the acknowledgement date and the foreclosure date shown that certain Mortgage Foreclosure Deed recorded on February 17, 2015 at Instrument No. 20150217000049820.**

STATE OF ALABAMA	§	CORRECTION*
	§	MORTGAGE FORECLOSURE DEED
COUNTY OF SHELBY	§	

**KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS,** heretofore, on the 12<sup>th</sup> day of June, 2013, James N. Carroll executed a certain mortgage on property hereinafter described to West Alabama Bank & Trust, which said mortgage is recorded in Instrument No. 20130621000255860, in the Office of the Probate Judge in Shelby County, Alabama; and

**WHEREAS,** in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the south entrance of the Courthouse in the City of Columbiana, 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance 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 the same West Alabama Bank & Trust did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage by publication in the *Shelby*

  
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*County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of January 28, 2015, February 4, 2015 and February 11, 2015; and

**WHEREAS**, on **February 17, 2015**, the day on which said 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 Robert P. Reynolds, as Attorney-in-Fact for the said West Alabama Bank & Trust did offer for sale and sell at public outcry, at the south entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, West Alabama Bank & Trust was the auctioneer who conducted said foreclosure sale for the said West Alabama Bank & Trust; and

**WHEREAS**, the said West Alabama Bank & Trust was the highest bidder in the amount of Eighty-two Thousand Five Hundred Forty-two and 15/100 Dollars (\$82,542.15) which sum of money West Alabama Bank & Trust offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to West Alabama Bank & Trust.

**NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES**, and of a credit bid in the amount of Eighty-two Thousand Five Hundred Forty-two and 15/100 Dollars (\$82,542.15) on the indebtedness secured by said mortgage, the said John N. Carroll and West Alabama Bank & Trust, by and through Robert P. Reynolds, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as auctioneer does hereby **GRANT, BARGAIN, SELL and CONVEY** unto West Alabama Bank & Trust the following described property situated in Shelby County, Alabama, to-wit:

Lot 216, according to the Survey of Wyndham Wilkerson Sector-Phase II, a map or plat of which is recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of an as a part of this description.



Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property.

**TO HAVE AND TO HOLD** the above described property unto West Alabama Bank & Trust, its successors and assigns forever; subject, however, to existing ad valorem taxes, subject to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

**IN WITNESS WHEREOF**, the said James N. Carroll and West Alabama Bank & Trust have caused this instrument to be executed by and through Robert P. Reynolds as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 5<sup>th</sup> day of March, 2015.

JAMES N. CARROLL

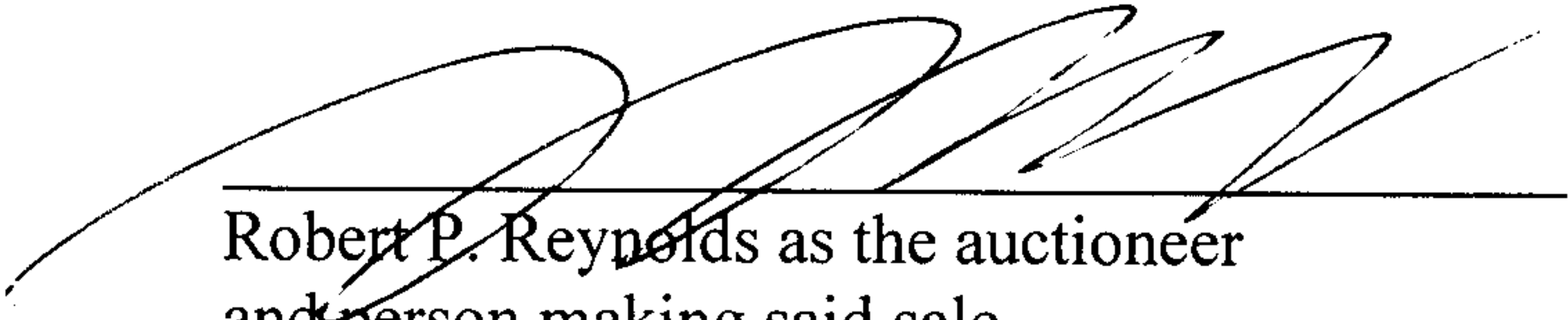
BY:

  
Robert P. Reynolds  
Attorney-in-Fact

WEST ALABAMA BANK & TRUST

BY:

  
Robert P. Reynolds  
as Attorney-in-Fact and Agent

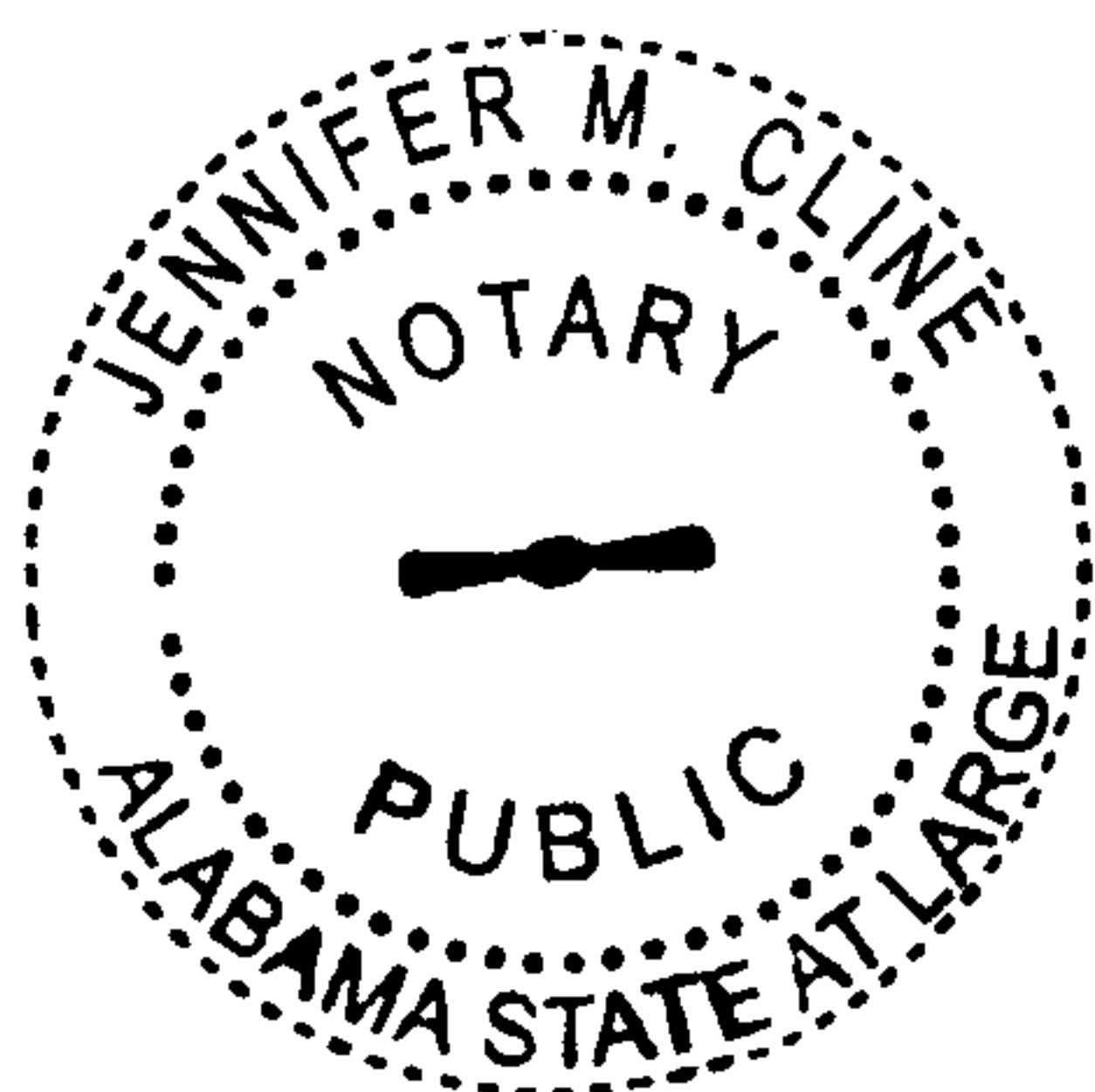
  
Robert P. Reynolds as the auctioneer  
and person making said sale

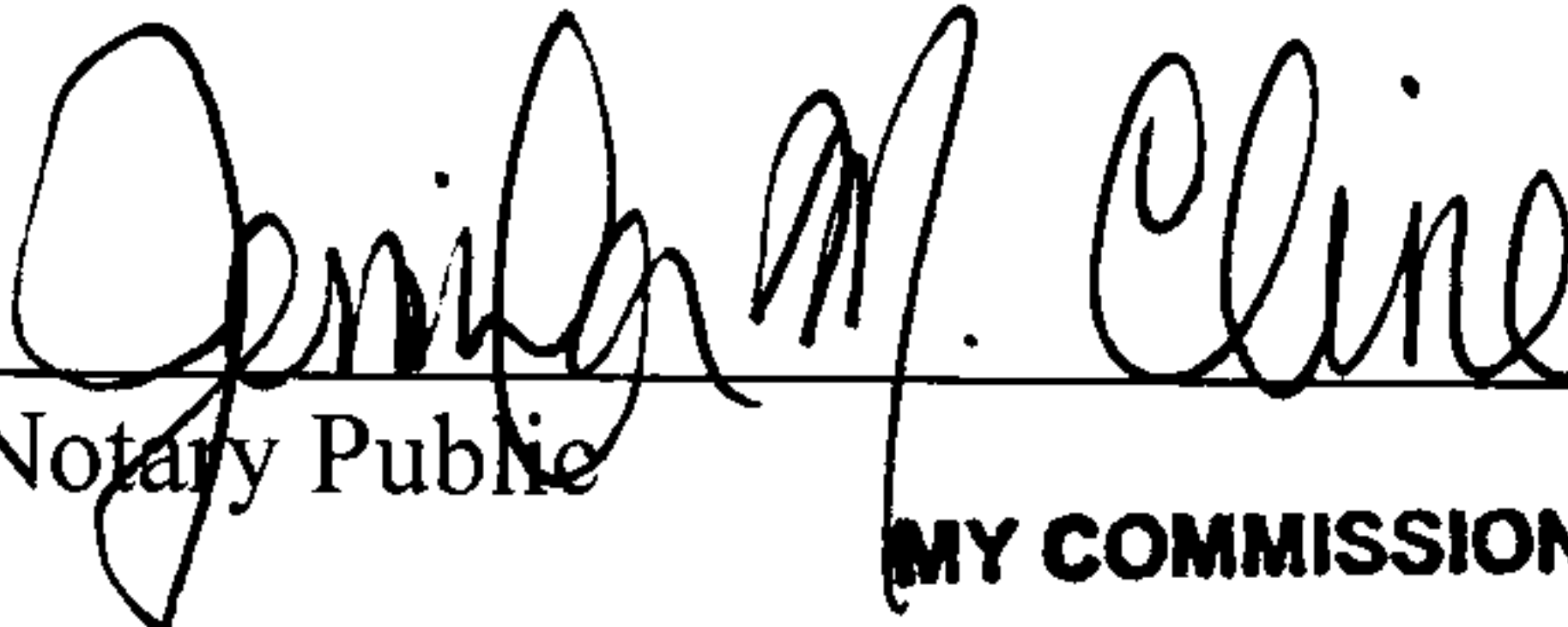
STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned, A Notary Public in and for said County and State, hereby certify that Robert P. Reynolds, whose name as Attorney-in-Fact for James N. Carroll, whose name as Attorney-in-Fact and agent for West Alabama Bank & Trust, and whose name as auctioneer and person making said sale, 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-in-Fact, agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of March, 2015.



  
Notary Public

**MY COMMISSION EXPIRES 12/17/2018**

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Robert P. Reynolds, Esq.  
REYNOLDS, REYNOLDS, & LITTLE, LLC  
Attorneys at Law  
Post Office Box 2863  
Tuscaloosa, Alabama 35403-2863  
205-391-0073  
Our File No. 56.1690-D

Correction Foreclosure Deed (Note 1014) (Feb 2015).56.169-D.docx



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**Real Estate Sales Validation Form**

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

Grantor's Name James N. Carroll  
Mailing Address 10751 Bent Brook Drive  
Vance, Alabama 35490

Grantee's Name West Alabama Bank & Trust  
Mailing Address Post Office Box 310  
Reform, Alabama 35481

Property Address 7935 Wynwood Lane  
Helena, Alabama 35080

Date of Sale February 17, 2015  
Total Purchase Price \$82,542.15

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 Deed  
☐ 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 tax payer 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 February 17, 2015

Print Robert P. Reynolds

☐ Unattested \_\_\_\_\_

Sign 

(Grantor/Grantee/Owner/Agent) circle one

  
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**Form RT-1**