


THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW, INC.
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

FORECLOSURE DEED


20170329000105770 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/29/2017 04:01:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, on July 24, 2006, Mayhall Properties, Inc. executed that certain mortgage on real property hereinafter described to Frontier Bank, which said mortgage was recorded on August 4, 2006, at 10:35:45 AM, in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20060804000378080; and subsequently assigned to Kristina Knowles, by assignment dated February 10, 2017, filed for record in said Probate Office on February 14, 2017, at 09:34:37 AM, in Instrument #20170214000053150, and

WHEREAS, in and by said mortgage, said Mortgagee 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 City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in said County, 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 the 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 by and by said mortgage that the Mortgagee may bid at the same 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 Kristina Knowles did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and property 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 1, 8, 15, 2017; and

WHEREAS, on March 27, 2017, the day on which the 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 said Kristina Knowles did offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the property hereinafter described;

WHEREAS, Mike T. Atchison, was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Kristina Knowles; and

WHEREAS, Kristina Knowles was the highest bidder and best bidder in the amount of Four Hundred Thirteen Thousand, Nine Hundred Nineteen and 44/100 Dollars, on the indebtedness secured by said mortgage, and said Kristina

Knowles by and through Mike T. Atchison, as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell, and convey unto Kristina Knowles, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:


Lots 12 and 13, in Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East Half of Northeast $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in Probate Office of Shelby County, Alabama.

Also, South 30 feet facing Birmingham-Montgomery Highway of Lot 11, Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East Half of Northeast $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in Probate Office of Shelby County, Alabama, and lying parallel to Lot 12 and extending to the East line of Lot 12; thence North 30 feet from Northeast corner of Lot 12; thence West to beginning.

TO HAVE AND TO HOLD the above described property unto Kristina Knowles, its successors 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 of 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, Kristina Knowles has caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale for said Mortgagee, and said Mike T. Atchison, as said auctioneer, has hereto set his hand and seal on this the March 27, 2017.

Kristina Knowles


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By 
Mike T. Atchison, as Auctioneer


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of Kristina Knowles, acting in his capacity as auctioneer for said Kristina Knowles.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this March 27, 2017.


Notary Public

My commission expires: 9/22/2020


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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 Mayhall Properties
Mailing Address 6760 Hwy 119
Montevalle AL 35115

Grantee's Name Kristina Knowles
Mailing Address 878 Griffith Rd
Chasee AL 35043

Property Address _____
19200
Shelby County Alabama

Date of Sale 3-27-17
Total Purchase Price \$ 413,919.44
or
Actual Value \$ Tax Exempt
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
☐ 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.

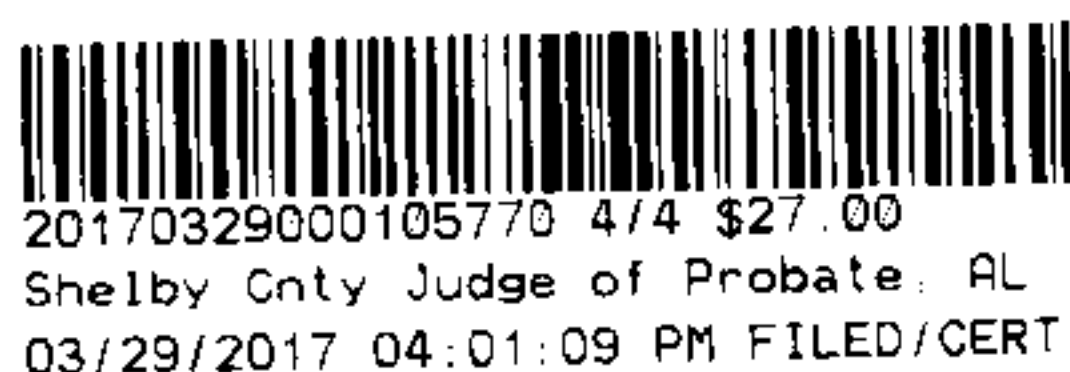
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 3-27-17

Print Mike Fletcher

Unatt:



Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1