

STATE OF ALABAMA
Shelby COUNTY


20120824000318450 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/24/2012 11:57:06 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENT, that:

WHEREAS, heretofore on, to-wit: April 21, 2008, Sherri A. Brady and Cesar Garcia executed a certain mortgage on the property hereinafter described to Harrison Price, which said mortgage is recorded as Instrument 20080421000160050 in the Office of the Judge of Probate of Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered, in case of default of the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the court house door 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 City, to-wit: The Chilton County News, 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 is further provided in said mortgage that the mortgagee 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 Harrison Price, 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 the foreclosure of said mortgage by publication in the Chilton County News, in its issues of July 12, 19 and 26, 2012..

WHEREAS, on the 24 day of August, 2012, 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 William D. Latham did offer for sale and sell at public outcry in front of the main door of the court house in Shelby County, Alabama, the property herein described, and;

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Harrison Price in the amount of \$22,993.44 Dollars, on said indebtedness secured by said mortgage, the said Harrison Price, by and through William D. Latham, as Auctioneer conducting said sale, and as attorney in fact for *, and the said William D. Latham, as Auctioneer conducting said sale does hereby GRANT, BARGAIN, SELL AND CONVEY unto Harrison Price, their heirs, successors and assigns, the following described real property situated in Shelby County, Alabama:

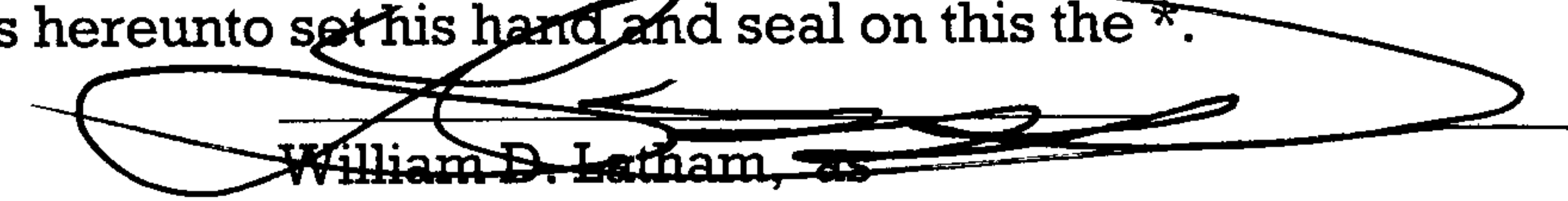
A lot or parcel of land lying and being situated in the NE 1/4 of the NE 1/4 of Section 3 and partially in the NW 1/4 of the NW 1/4, Section 2, all being in Township 24, Range 12 East and being more particularly described as follows: From the SW corner of said NW 1/4 of the NW 1/4, Section 2, run N 30 degrees 40 minutes W for 257 feet; thence run N 54 degrees 20 minutes E for 100 feet; thence run N 39 degrees 25 minutes W for 244.6 feet to an iron pin on the S line of an unpaved public road, as the same this day lies; run thence N 33 degrees 11 minutes E along said line of said road for 121 feet to a fence corner post and the point of beginning of said line of said road for 121 feet to a fence corner post and the point of beginning of subject parcel of land; from said point thus established continue to run said course along said road line for 166.9 feet to a fence corner post; run thence S 68 degrees 14 minutes E along a fence for 447.8 feet to a stake; continue to run along said fence line S 49 degrees 26 minutes E 72.6 feet to a stake; continue to run along said fence S 01 degree 56 minutes W 48.2 feet to a stake; continue to run along said fence S 31 degrees 00 minutes W for 103.5 feet to a stake; continue to run along said fence S 40 degrees 04 minutes W for 76.5 feet to a stake; thence leaving said fence, run N 60 degrees 34 minutes W for 506.3 feet and back to the point of beginning, being situated in Shelby County, Alabama.

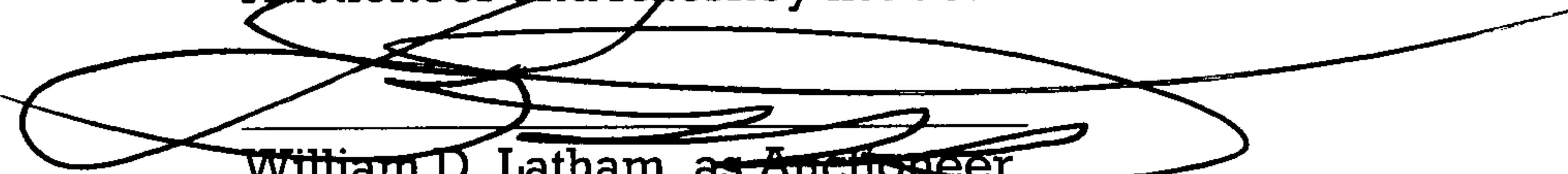
All of the above described property is located in ~~Chilton~~ ^{Shelby} County, Alabama.

TO HAVE AND TO HOLD the above described property unto *, their

successors and assigns, forever, subject, however, to the statutory rights of redemption on the part of those entitled to redeem, as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Harrison Price, has caused this instrument to be executed by and through William D. Latham, as Auctioneer conducting said sale, and as Attorney in Fact, and he has hereunto set his hand and seal on this the *.

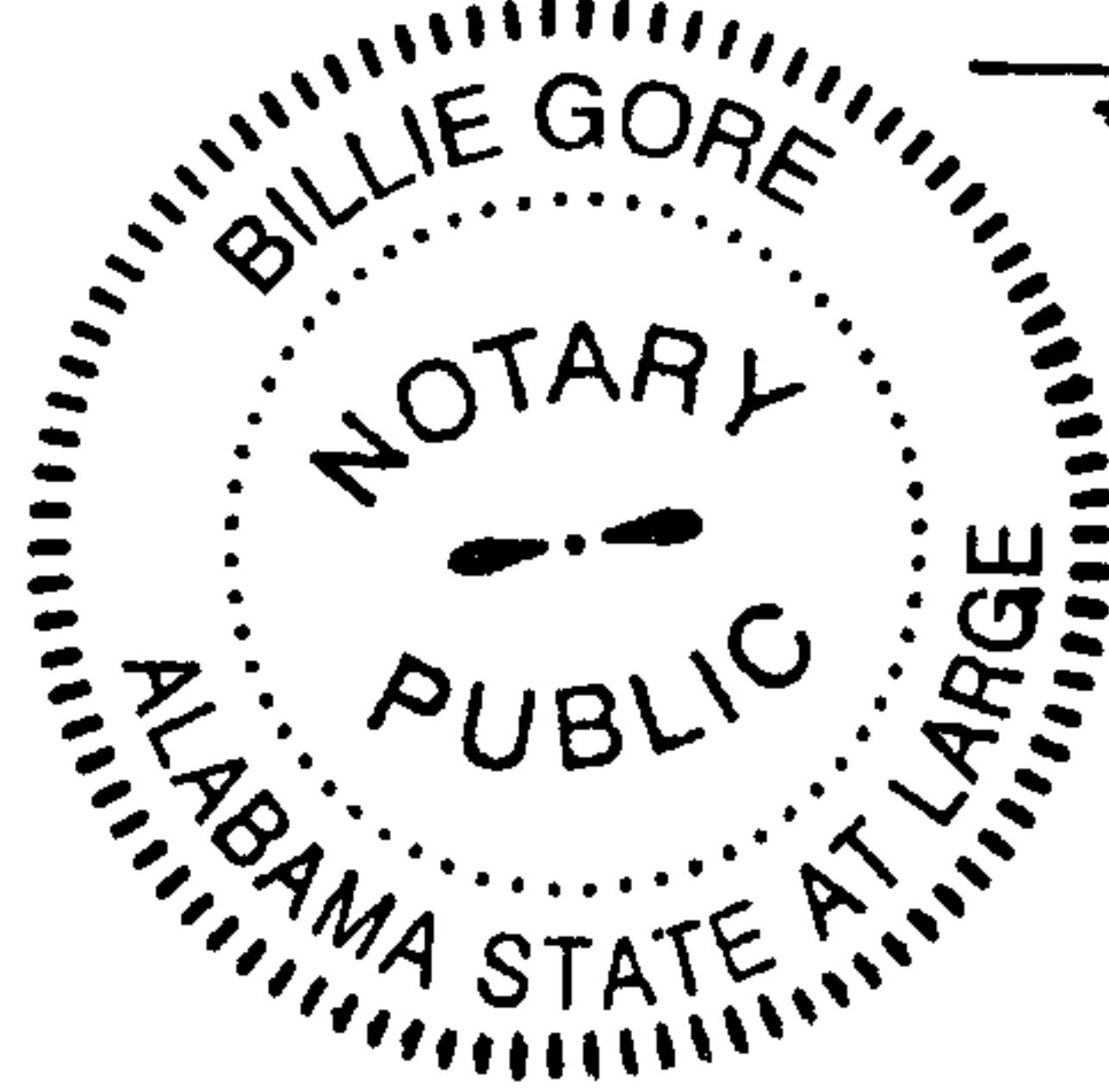

William D. Latham, as
Auctioneer and Attorney in Fact

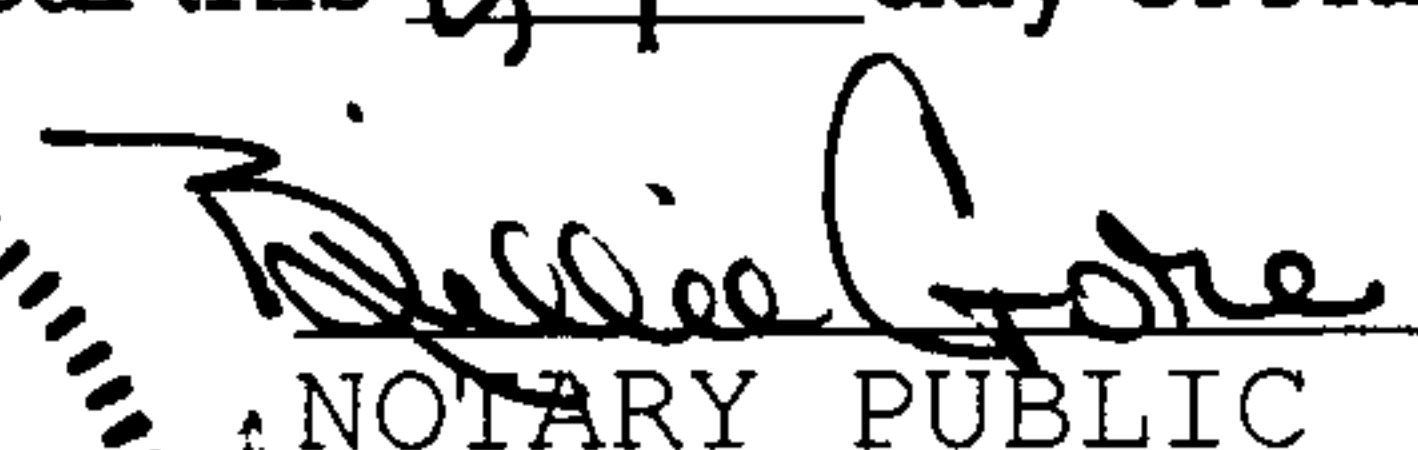

William D. Latham, as Auctioneer
conducting said sale

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Latham as Auctioneer and Attorney in Fact, and as Auctioneer conducting said sale, whose name 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 such capacity and with full power and authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of August, 2012.




NOTARY PUBLIC

Prepared by:
LATHAM, HUNTLEY &
ASSOCIATES, L.L.C.
PO Box 1319
CLANTON, ALABAMA
35046


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The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.

**Legal Description
provided by
Grantor/Grantee**

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

SHAR, TAD
CLARK, AL

Grantee's Name
Mailing Address

HARR, SON P. C.
SHAR, TAD

Property Address

2-24-12
SHAR, TAD
AL

Date of Sale

8-24-12

Total Purchase Price

\$ 22943.44

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

FRANCIS Bid

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 8-24-12

Print

Sign

WILLIAM W. HARR
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Verified by)

Form RT-1