

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

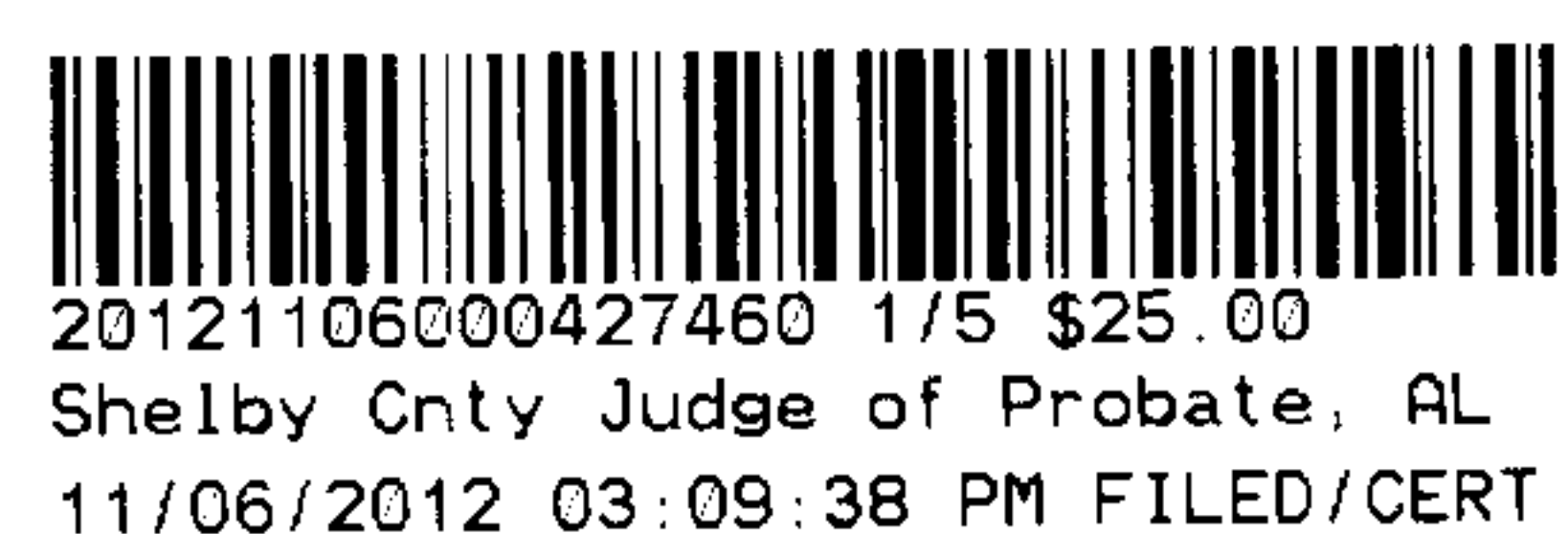
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit July 17, 2009, Pamela C. Greene, an unmarried woman, executed a certain mortgage on property hereinafter described to Frontier Bank, which said mortgage is recorded in Instrument #20090827000331940, 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 Courthouse 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 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Frontier Bank 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 a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of October 17, October 24 and October 31, 2012, WHEREAS, on the 6th day of November, 2012, 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 Burt W. Newsome as Attorney-in-Fact for the said Pamela C. Greene did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Frontier Bank, and



WHEREAS, the said Frontier Bank was the highest bidder in the amount of Eighty-Eight Thousand Seven Hundred Eighteen and 78/100 Dollars (\$88,718.78) which sum of money Frontier Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Frontier Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Eighty-Eight Thousand Seven Hundred and Eighteen and 78/100 Dollars (\$88,718.78), the said Pamela C. Greene and Frontier Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Frontier Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

PARCEL I:

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama and proceed South 80 degrees 54' 13" West 2410.45 feet to the point of beginning of herein described parcel of land; thence continue South 80 degrees 54' 13" West 386.00 feet to a point in a curve on the Easterly right-of-way boundary of Alabama Highway No. 25 (ROW 80 feet); thence along a curve to the right with a delta angle of 17 degrees 38 minutes 36 seconds having a radius of 826.00 feet and a arc length of 254.35 feet, with a chord bearing and distance of North 15 degrees 36 minutes 39 seconds West 253.35 feet; thence North 9 degrees 31' 55" West along right-of-way for 72.65 feet; thence North 80 degrees 54' 13" East 400.00 feet; thence South 11 degrees 47' 46" East 324.72 feet, back to the Point of Beginning.

PARCEL II:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 34, Township 18 South, Range 2 East and run South 895.46 feet; thence East 41.3 feet to the East right-of-way of Alabama Highway No. 25 and the Point of Beginning; thence continue East 510.94 feet; thence South 427.0 feet to South line of said 1/4-1/4 section; thence West 110.94 feet; thence North 327.0 feet; thence West 400.0 feet to the East right-of-way of Alabama Highway No. 25; thence North along said right-of-way 100.0 feet to the point of beginning, situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

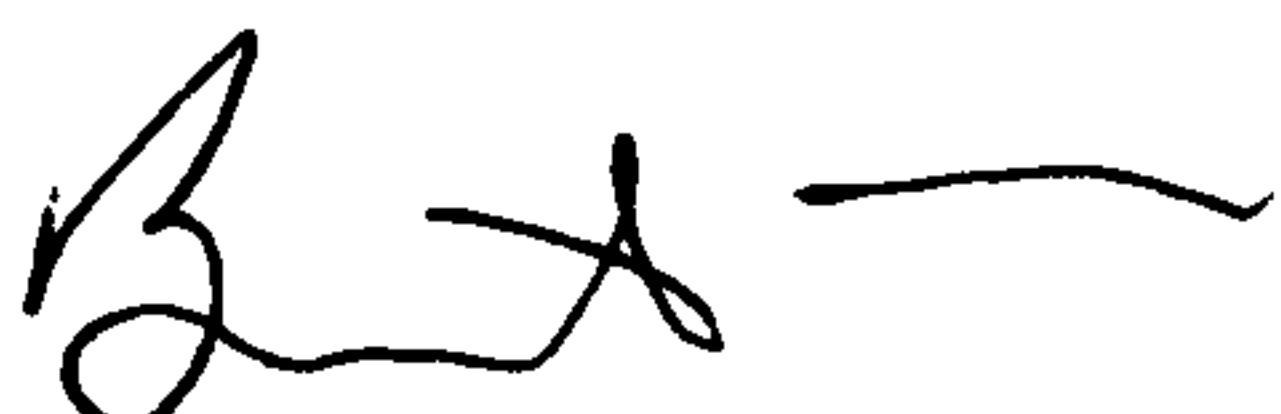
Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 895.46 feet; thence South 89 degrees 23 minutes 57 seconds East a distance of 41.30 feet to the Point of Beginning; thence continue along the last described course a distance of 511.04 feet; thence South 00 degrees 06 minutes 43 seconds West, a distance of 90.61 feet; thence South 89 degrees 18 minutes 31 seconds West, a distance of 113.54 feet; thence North 89 degrees 25 minutes 43 seconds West, a distance of 400.03 feet to a point on the Easterly ROW of Alabama Highway No. 25; thence North 01 degrees 39 minutes 40 seconds East and along said ROW, a distance of 93.39 feet to the Point of Beginning.

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.

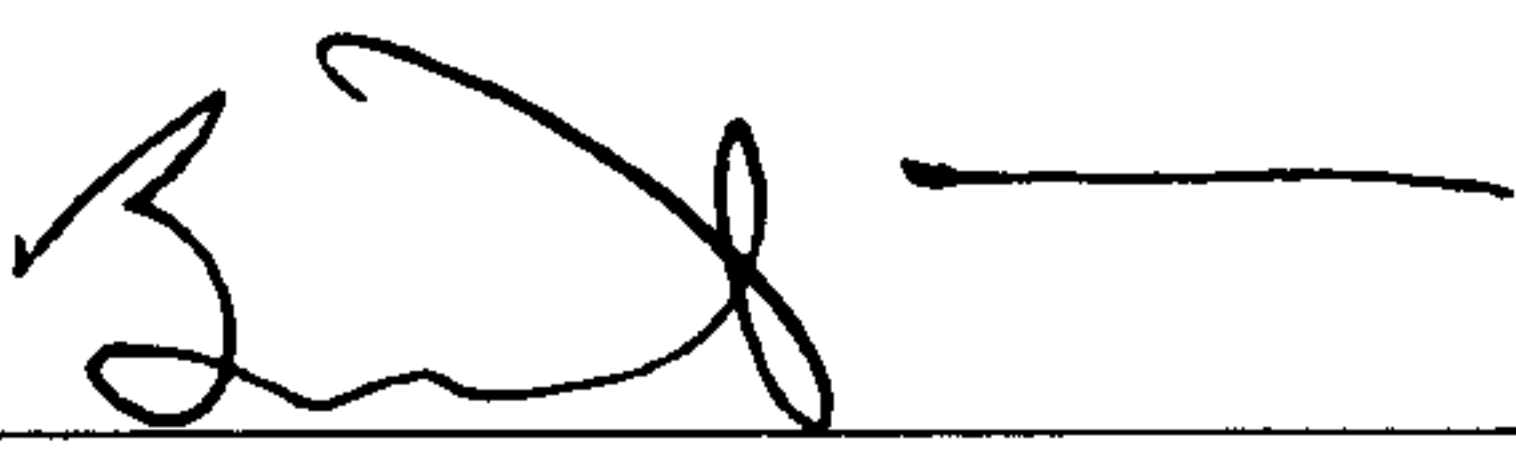
TO HAVE AND TO HOLD the above described property unto the said Frontier Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

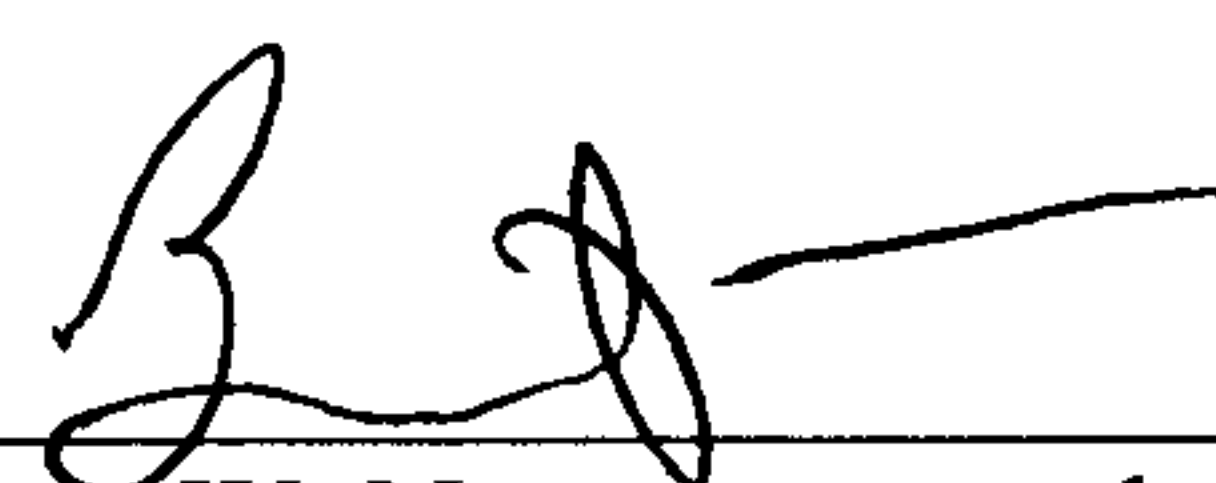
IN WITNESS WHEREOF, the said Pamela C. Greene and Frontier Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 6th day of November, 2012.

Pamela C. Greene

BY: 
Burt W. Newsome
Attorney-in-Fact

Frontier Bank

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

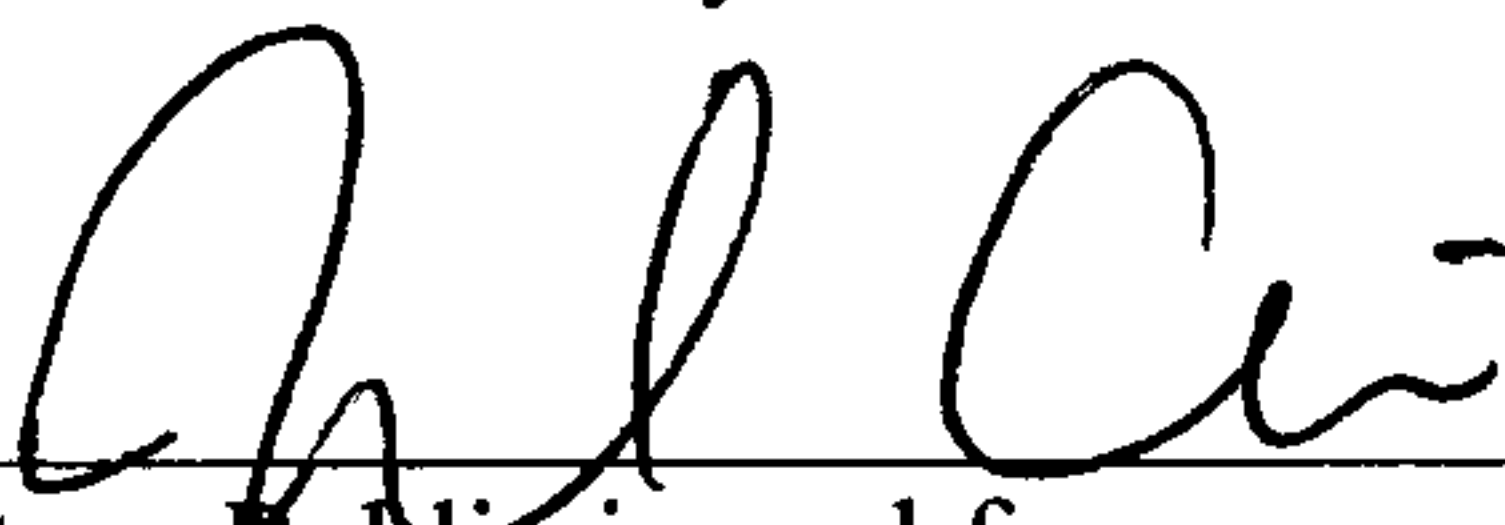
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Pamela C. Greene, whose name as Attorney-in-Fact and agent for Frontier Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 6th day of November, 2012.



Notary Public in and for
the State of Alabama at Large

My Commission Expires October 4, 2016

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEY AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970



20121106000427460 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
11/06/2012 03:09:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Pamela C. Greene
Mailing Address 19309 Chelsey Drive Apt 1
Foley, AL 36535

Grantee's Name Frontier Bank
Mailing Address c/o Newsome Law, LLC
P.O. Box 382753
Birmingham, AL 35238

Property Address 45630 Highway 25
Vincent, AL 35178

Date of Sale November 6, 2012
Total Purchase Price \$ 88,718.78

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 Foreclosure Deed

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 11/6/2012

Print Burt Newsome, Attorney for Frontier Bank

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

