

INSTRUMENT PREPARED BY:
Mitchell A. Spears
Attorney at Law
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SEND TAX NOTICE TO:
Central State Bank
P.O. Box 180
Calera, AL 35040

MORTGAGE FORECLOSURE DEED


STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that;

WHEREAS, on to-wit; May 20, 2005, Billie Rowe (also known as Billie J. Ray) and David A. Rowe (also known as David Rowe) (the "Mortgagor" therein, whether one or more), did convey to CENTRAL STATE BANK (the "Mortgagee" therein) the premises hereinafter described, by first mortgage deed recorded at Instrument No. 20050524000251450, and by second mortgage deed executed by said Mortgagor, recorded at Instrument No. 20071029000498390, dated October 24, 2007, and Mortgage Modification Agreement executed by said Mortgagor, dated July 21, 2010, recorded at Instrument Number 20100727000239210, in the Office of the Judge of Probate of Shelby County, State of Alabama, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deeds, and whereas, in and by said mortgage deeds the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deeds, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deeds and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of the said sale have been advertised for three (3) consecutive weeks in the SHELBY COUNTY REPORTER, a newspaper published in the CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA and under the dates of October 31 and November 7 and 14, 2012, and the sale has been made at public auction in all respects as provided in said mortgage deed and in said notice on, to-wit; November 15, 2012, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale CENTRAL STATE BANK was the highest bidder therefor, having bid and paid the sum of Twenty Nine Thousand Six Hundred Nine and 34/100 (\$29,609.34) DOLLARS, which said amount constituted the last best and highest bid therefor;


20121115000438620 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty Nine Thousand Six Hundred Nine and 34/100 (\$29,609.34) DOLLARS, in hand paid by CENTRAL STATE BANK, receipt of which is hereby acknowledged, the said Mortgagee, acting by and through MITCHELL A. SPEARS, ATTORNEY-IN-FACT and AUCTIONEER making the sale, who is duly authorized as such by said Mortgage and under the laws of Alabama; to execute a deed to the Purchaser does;

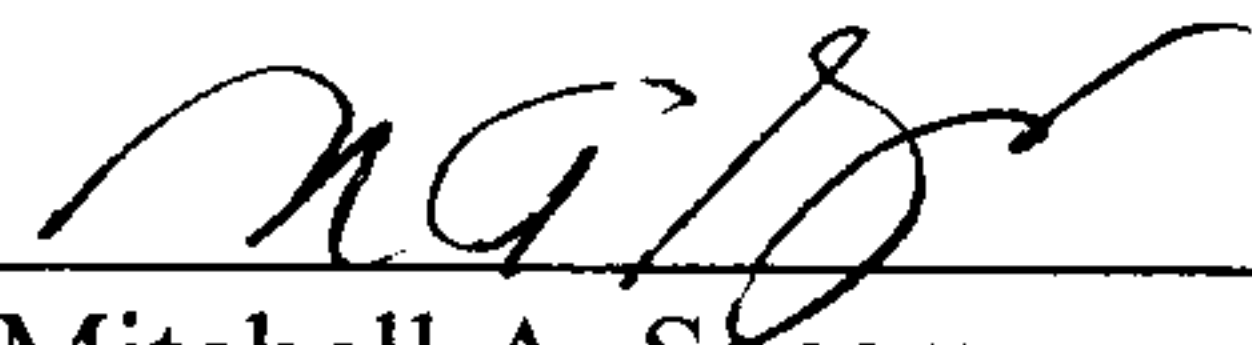
Give, Grant, Bargain, Sell and Convey unto the said CENTRAL STATE BANK, its successors, and assigns, all right, title and interest of Billie Rowe (also known as Billie J. Ray) and David A. Rowe (also known as David Rowe) in and to the of real property hereinafter described, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after November 15, 2012, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:


Lot 32, in Allendale Subdivision, according to map of said subdivision which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 78. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said CENTRAL STATE BANK and its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 15th day of November, 2012, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

CENTRAL STATE BANK


By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer


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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as Attorney-in-Fact and 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, in his capacity as Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of Central State Bank, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2012.

Kaystal Tothmann

Notary Public

My commission expires: 8/11/2014



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Billie Rowe, a/k/a Billie J. Ray
Mailing Address 187 County Road 118
Jemison, AL 35085

Grantee's Name Central State Bank
Mailing Address P. O. Box 180
Calera, AL 35040

Property Address 2401 16th Street
Calera, AL 35040

Date of Sale November 15, 2012
Total Purchase Price \$ ~~28,534.74~~ 29,609.34
Or
Actual Value \$ MAJ
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 Purchased by Mortgagee at Mortgage
Mortgage Foreclosure Sale

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).

Print Mitchell A. Spears

Attested by Krystal Fochtman

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

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 15th day of November, 2012.

Krystal Fochtman
Notary Public
My commission expires: 8/11/2014

