

STATE OF ALABAMA                     )  
  )       MORTGAGE FORECLOSURE DEED  
SHELBY COUNTY                     )

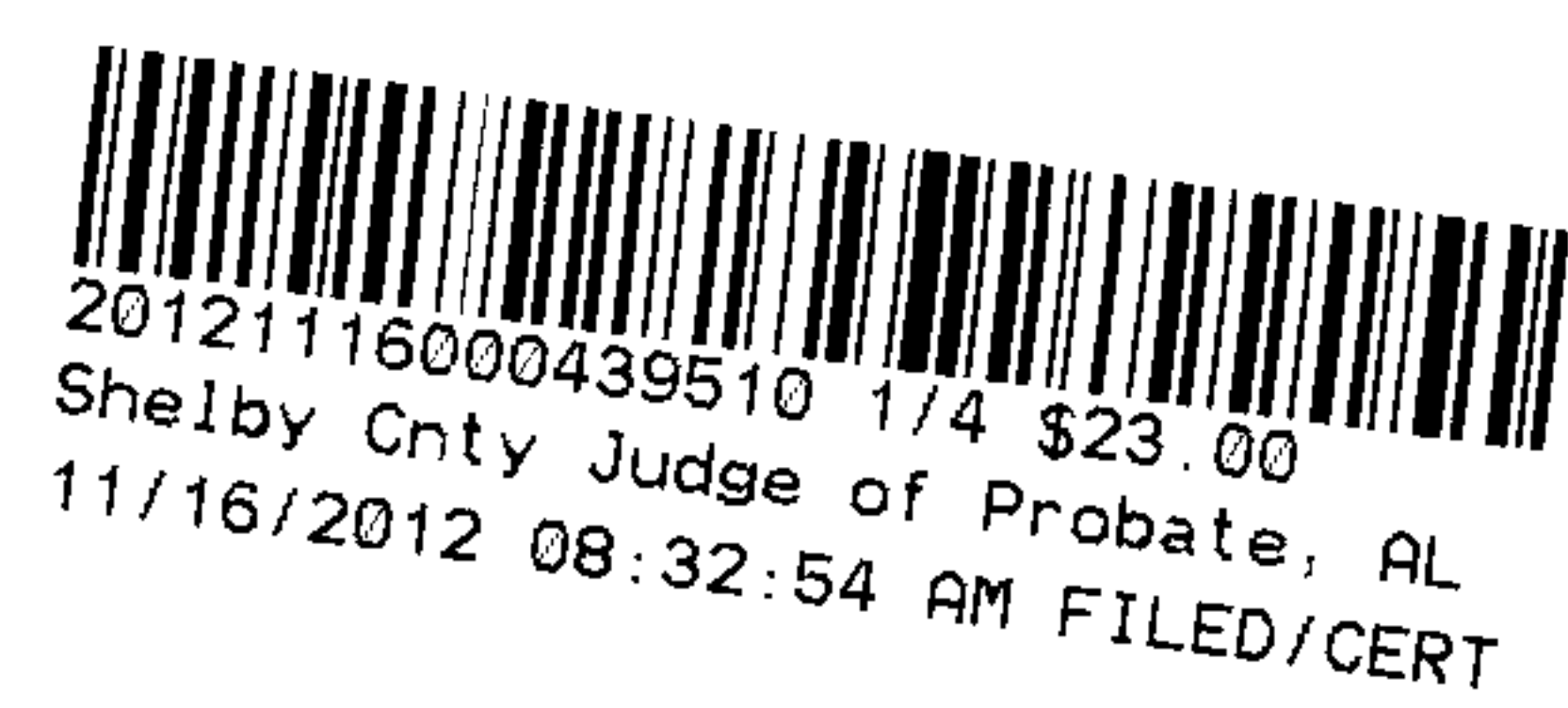
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit August 12, 2004, Ronald P. Banker and Carol D. Banker, Husband and Wife, executed a certain mortgage on property hereinafter described to SouthFirst Bank, formerly known as First Federal of the South, which said mortgage is recorded in Instrument Number 20040817000452110, 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 SouthFirst 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 24, October 31 and November 7, WHEREAS, on the 15<sup>th</sup> 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 Robert P. Banker and Carol D. Banker 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 SouthFirst Bank, and

WHEREAS, the said SouthFirst Bank was the highest bidder in the amount of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00), which sum of money SouthFirst 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 SouthFirst Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00), the said Ronald P. Banker and Carol D. Banker and SouthFirst 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 SouthFirst Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:


Beginning at the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, Shelby County Alabama, said point being the point of beginning; thence North 00 degrees 33 minutes 21 seconds West a distance of 28.67 feet; thence South 89 degrees 17 minutes 18 seconds West a distance of 689.86 feet; thence South 00 degrees 51 minutes 20 seconds East a distance of 156.67 feet; thence South 89 degrees 23 minutes 17 seconds West a distance of 548.56 feet; thence North 00 degrees 41 minutes 59 seconds West a distance of 156.01 feet; thence South 89 degrees 05 minutes 10 seconds West a distance of 196.96 feet; thence North 01 degrees 09 minutes 57 seconds West a distance of 57.91 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 430.77 feet to the Easterly right of way of Shelby County Highway 55; thence South 14 degrees 33 minutes 34 seconds West a distance of 459.38 feet; thence South 89 degrees 57 minutes 46 seconds East a distance of 596.71 feet thence North 00 degrees 57 minutes 46 seconds East a distance of 37.20 feet thence North 89 degrees 19 minutes 44 seconds east a distance of 37.20 feet; thence North 89 degrees 19 minutes 44 seconds East a distance of 1,385.83 feet; thence North 00 degrees 06 minutes 15 seconds West a distance of 331.47 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 SouthFirst 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 Ronald P. Banker and Carol D. Banker and SouthFirst 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 15<sup>th</sup> day of November, 2012.


Ronald P. Banker

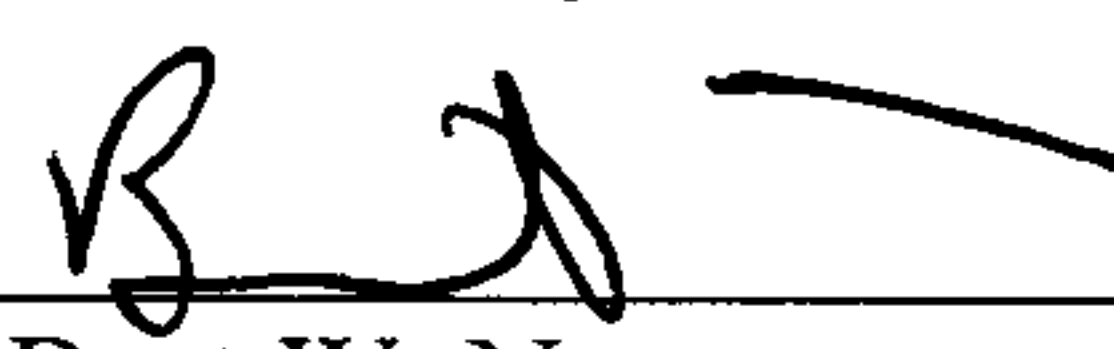
BY:   
Burt W. Newsome  
Attorney-in-Fact

Carol D. Banker

BY:   
Burt W. Newsome  
Attorney-in-Fact

SouthFirst Bank, formerly known as  
First Federal of the South

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

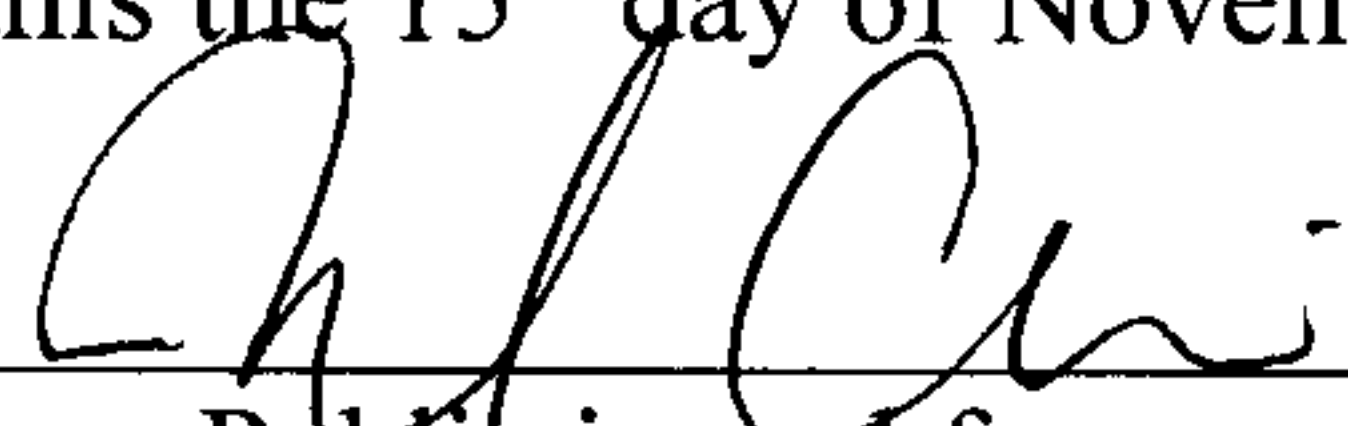
BY:   
Burt W. Newsome as the Auctioneer  
and person making said sale

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 Ronald P. Banker and Carol D. Banker, whose name as Attorney-in-Fact and agent for SouthFirst Bank, formerly known as First Federal of the South, 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 15<sup>th</sup> 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



# Real Estate Sales Validation Form

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

Grantor's Name Ronald P. Banker  
Mailing Address Carol D. Banker  
10858 Highway 55  
Sterrett, AL 35147

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

Property Address 10770 Highway 55  
Sterrett, AL 35147

Date of Sale November 15, 2012  
Total Purchase Price \$ 130,000.00

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 11/15/2012

Print Burt Newsome, Attorney for SouthFirst Bank

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121116000439510 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/16/2012 08:32:54 AM FILED/CERT

Form RT-1