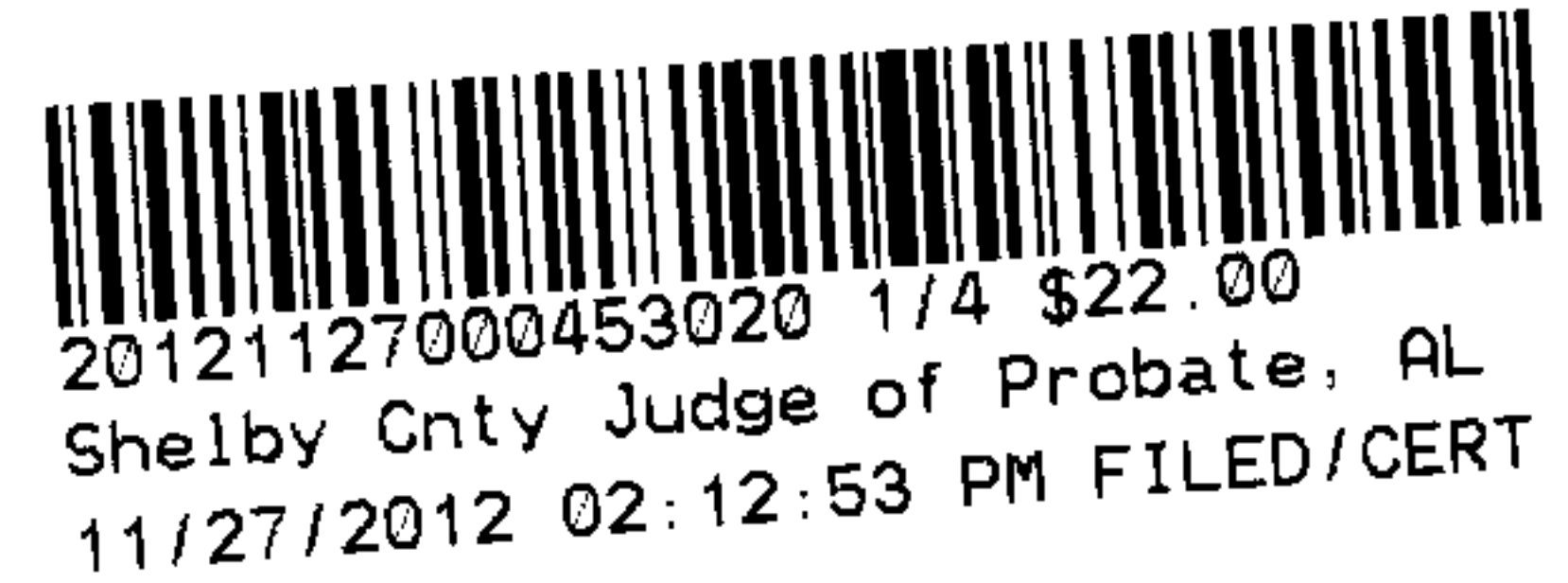


Trustee Management Company
10975 El Monte, Suite 225
Overland Park, KS 66211
(913) 383-8922



STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore, on to-wit: March 17, 2010, Quantora S. Thompson, a single woman, Mortgagors, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for McGowin King Mortgage, LLC, which mortgage was recorded on March 30, 2010, in Instrument Number 20100330000095600, and further assigned to Trustmark National Bank as Instrument Number 20120827000322440, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the Transferee 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, 112 North Main Street, Columbiana, AL 35051, 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 power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 Trustmark National Bank, as transferee, did declare all of the indebtedness secured by the mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclose of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of September 26, 2012.

WHEREAS, on October 17, 2012, 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 sale was duly and properly conducted, and the said Trustmark National Bank, as transferee, did offer for sale

06319AL12

and sell at public outcry, in front of the Courthouse door, 112 North Main Street, Columbiana, AL 35051, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Marcus Clark was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for Trustmark National Bank; and


WHEREAS, Trustmark National Bank was the highest and best bidder in the amount of One Hundred Forty Thousand Eight Hundred Thirty-Five and 07/100 (\$140,835.07) on the indebtedness secured by said mortgage, the said Trustmark National Bank, by and through Marcus Clark, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Trustmark National Bank all of its right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit;

Lot 172, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, page 124, in the Office of the Probate Judge of Shelby County, Alabama.

Parcel ID#: 13 6 13 4 005 027.000

More commonly known as: 312 Hidden Creek Trail, Pelham, AL 35124.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the recorded of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantors hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed bankruptcy prior to the date of this foreclosure sale.


20121127000453020 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/27/2012 02:12:53 PM FILED/CERT

TO HAVE AND TO HOLD, the above described property unto the said Trustmark National 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; also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record I the aforesaid Probate Office.

IN WITNESS WHEREOF, the said Trustmark National Bank, as mortgagee-transferee by and through Marcus Clark as auctioneer conducting said sale and as attorney-in-fact for said mortgagee-transferee caused these presents to be executed on this the 17 day of October, 2012.

Trustmark National Bank

By: [Signature]
Auctioneer who conducted said sale and attorney-in-fact

STATE OF Alabama,
COUNTY OF Cullman,

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marcus Clark, whose name as auctioneer and attorney-in-fact for the said Trustmark National Bank, 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 this conveyance, he, in his capacity as such auctioneer attorney-in-fact, executed the same voluntarily on the day the same bears date and as the act of said transferee/mortgagee.

Given under my hand and official seal this the 17 day of October, 2012.

[Signature]
Print: Melody Parks
NOTARY PUBLIC

My Commission Expires:


7/29/15

[seal]

SEND TAX NOTICE TO:

Trustmark National Bank
201 Country Place Parkway, Suite B, Pearl, MS 39208

After Recording return to: Trustee Management Company 10975 El Monte, Suite 225
Overland Park, KS 66211 (913) 383-8922


20121127000453020 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/27/2012 02:12:53 PM FILED/CERT

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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 Quantora S. Thompson
Mailing Address 312 Hidden Creek Trail
Pelham, AL 35124

Grantee's Name Trustmark National Bank
Mailing Address 201 Country Place Parkway
Suite B
Pearl, MS 39208

Property Address 312 Hidden Creek Trail
Pelham, AL 35124

Date of Sale October 17th, 2012
Total Purchase Price \$ 140,835.07



20121127000453020 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/27/2012 02:12:53 PM FILED/CERT

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 Bidding Instructions

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 11/26/12

Print Jourdan A. Steward

☐ Unattested

[Signature]
(verified by)

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