


Send Tax Notice To:  
Fleming G. Brooks  
10 Indigo Place  
Enterprise, AL 36330

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20121204000462700 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/04/2012 12:27:34 PM FILED/CERT

## FORECLOSURE DEED

WHEREAS, **Fleming G. Brooks** (the "Mortgagee"), was on the date hereof, the owner and holder of the following described mortgage and the debt secured thereby: Mortgage executed by Christopher S. Linton and Carli D. Linton to Fleming G. Brooks on March 2, 2011, which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in instrument number 20110304000073160, and reformed pursuant to the Amended Order Reforming Mortgage entered by Judge Hewitt L. Conwill on September 10, 2012, which Order was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in instrument number 20121012000392950; and

WHEREAS, the Mortgage above provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full; and

WHEREAS, on **November 21, 2012, at 11:00 a.m.**, the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of October 31, 2012, November 7, 2012 and November 14, 2012;

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Mortgagee became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Three Hundred Thousand and 00/100 (\$300,000.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Fleming G. Brooks the following described real estate, being the real estate

described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

Lot 77A, according to a Resurvey of Lots 74, 75, 76 and 77 of Sterling Gate, Sector 5, as recorded in Map Book 39, Page 71, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to:

- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to Fleming G. Brooks, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 21<sup>st</sup> day of November, 2012.

FLEMING G. BROOKS

By Holly M. Chesnut  
as auctioneer and as attorney in fact  
for Fleming G. Brooks

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, a Notary Public in and for said County in said State, hereby certify that Holly M. Chesnut, whose name as attorney in fact for Fleming G. Brooks is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, in her capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 21<sup>st</sup> day of November, 2012.

Kay Bestella  
Notary Public

My Commission Expires: 6-7-14

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, Lynn Brooks, an authorized representative and agent for Fleming G. Brooks, does hereby certify that Holly M. Chesnut, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by Fleming G. Brooks as auctioneer for the purpose of making said sale and conveyance.

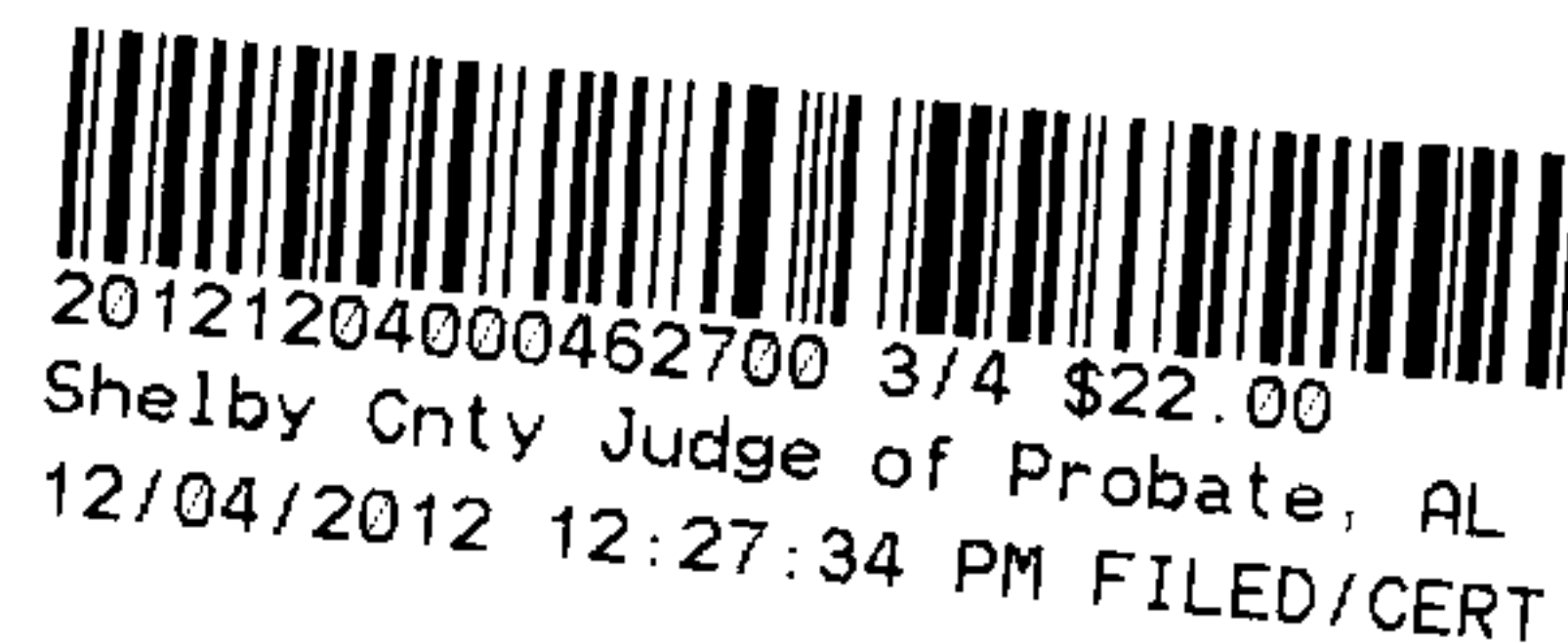
Dated this 21 day of November, 2012.

By 

His Authorized Representative and Agent

This instrument prepared by:

Holly M. Chesnut  
Anderson Weidner, LLC  
Financial Center  
505 North 20<sup>th</sup> Street, Suite 1450  
Birmingham, Alabama 5203  
(205) 324-1230





# Real Estate Sales Validation Form

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

Grantor's Name Chris & Carli Linton  
Mailing Address 402 Sterling Park Cr.  
Alabaster, AL 35007

Grantee's Name Fleming Brooks  
Mailing Address 16 Indigo Place  
Enterprise, AL 36330

Property Address 420 Sterling Park Cr.  
Alabaster, AL 35007

Date of Sale Nov 21, 2012  
Total Purchase Price \$ 300,000.00

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 mtg. in 2012/01/200039250

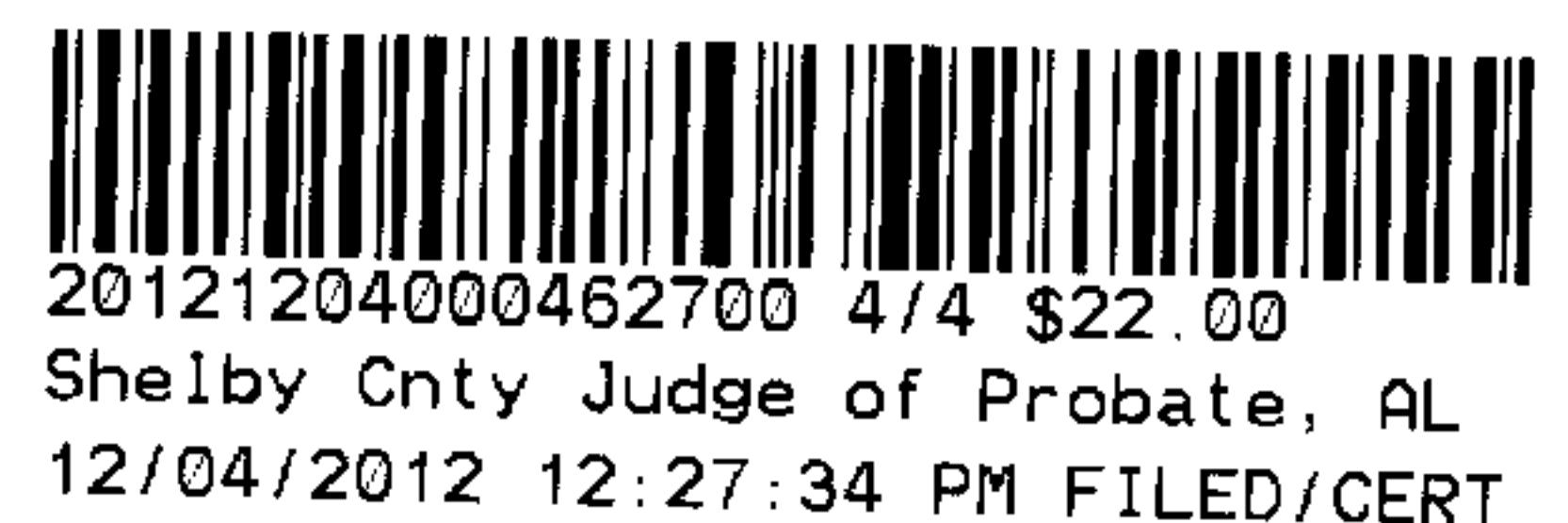
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## 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



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 Holly H. Chesnut

☐ Unattested

Sign H. H. Ches

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1