

STATE OF ALABAMA
SHELBY COUNTY

FORECLOSURE DEED


20121206000467170 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
12/06/2012 01:17:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT,

WHEREAS, on November 11, 2005, Donald Weiss and wife, Marilyn Weiss executed a Purchase Money Mortgage to Joanne Mink Adams and Clarence Douglas Adams, which was recorded in Instrument 20051201000623050 in the Probate Office of Shelby County, Alabama and which said Mortgage was modified on November 15, 2007 and said Modification of Mortgage was recorded in Instrument 20071128000540130 in the Probate Office of Shelby County, Alabama, and,

WHEREAS, default was made in the payment of a portion of the indebtedness secured by and described in said mortgage and the holder and owner of said mortgage did declare the entire sum secured thereby to be due and payable, as provided by the terms of said mortgage, and said mortgage being and continuing in default and subject to foreclosure to and including December 6, 2012, and,

WHEREAS, under the power contained in said mortgage, the property described therein was advertised for sale more than twenty-one days by publication once a week for three consecutive weeks in Shelby County Reporter, a newspaper published in Shelby County, Alabama, said notices appearing in the issues of said paper published on November 14, 21 & 28, 2012 and,

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Alabama, on December 6, 2012, during the legal hours of sale and the same was purchased by Joanne Mink Adams and Clarence Douglas Adams for the sum of One Hundred, Sixty Thousand and no/100's Dollars (\$160,000.00) .

NOW THEREFORE, in consideration of the premises and of the payment to the said Joanne Mink Adams and Clarence Douglas Adams of the said sum of One Hundred, Sixty Thousand and no/100's Dollars (\$160,000.00), receipt of which is hereby acknowledged, I, F. Wayne Keith as auctioneer, agent and attorney for mortgagees by virtue of the power contained in the mortgage and the law in such cases made and provided, do hereby grant bargain, sell and convey unto the said Joanne Mink Adams and Clarence Douglas Adams all of the right, title, interest and claim of the same Donald Weiss and wife, Marilyn Weiss, and all persons and firms claiming under him, in and to the following described real estate:

Parcel I

A part of the Northwest ¼ of Northwest ¼ Section 31, Township 21 South, Range 2 West, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 1° 4' 51" West along the West line of said quarter-quarter a distance of 247.34 feet to a point, thence run South 89° 38' 02" East a distance of 732.12 feet to a point on the Westerly edge of an existing graveled road or driveway, thence run South 29° 59' 41" East along the said West edge of said road or drive a distance of 143.15 feet to a point, thence run North 89° 53' 47" West a distance of 146.62 feet to a point, thence run South 0° 06' 13" West a distance of 120.0 feet; to a point on the South line of the subject quarter-quarter, thence run N 89° 53' 47" West along the said quarter-quarter line a distance of 648.93 feet to the point of beginning.

LESS AND EXCEPT PARCEL DESCRIBED AS FOLLOWS: Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the West line of said quarter-quarter a distance of 247.34 feet to a point, thence turn a deflection angle of 92° 11' 49" right and run easterly a distance of 176.50 feet to a point, thence turn a deflection angle of 87° 48' 11" right and run Southerly a distance of 246.51 feet to a point, on the South line of subject quarter-quarter, thence turn a deflection angle of 91° 55' 18" right and run Westerly along said South line a distance of 176.50 feet to the point of beginning.

Parcel II

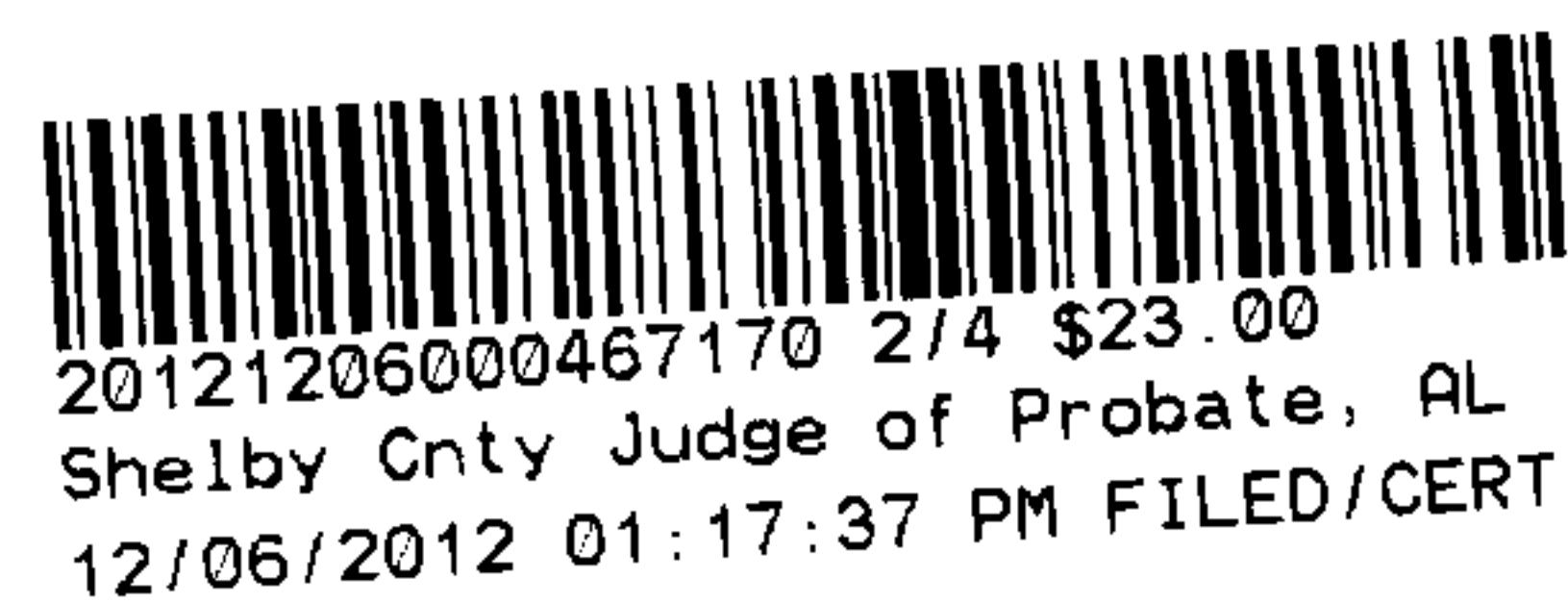
Commence at the SW corner of Northwest ¼ of Northwest ¼ Section 31, Township 21 South, Range 2 West: thence East along the South side of said ¼ Section a distance of 865.3 feet to point of beginning on West boundary of private road; thence at an angle to the left of 120 deg. 10' a distance of 138.80 feet along the West side of the 20 foot wide private road (property owned by said Herman and Minna Cox, on which the above mentioned Road Right of Way had previously been granted and properly recorded, which road is presently open and in use) to point No. 2; thence at an angle to the left of 59 deg. 50' West a distance of 146.62 feet to point No. 3; thence at an angle to the left of 90 deg. 0' South a distance of 120.00 feet to point No. 4; thence at an angle to the left of 90 deg. 0' East a distance of 216.37 feet to point of beginning.

To have and to hold, unto the said Joanne Mink Adams and Clarence Douglas Adams their heirs, successors and assigns forever.

IN WITNESS WHEREOF, I, F. Wayne Keith as auctioneer, agent and attorney for mortgagee have hereunto set my hand and seal this the 6th day of December, 2012.



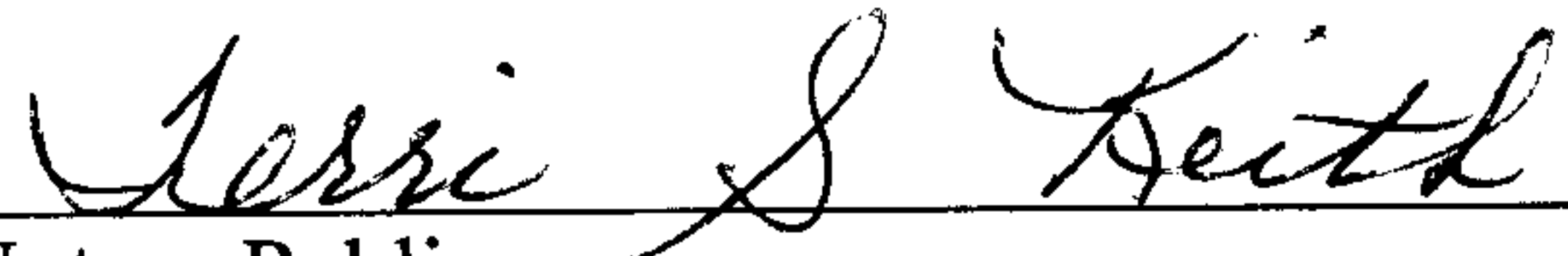
F. WAYNE KEITH
As auctioneer, agent and attorney for
Joanne Mink Adams and
Clarence Douglas Adams



STATE OF ALABAMA
SHELBY COUNTY

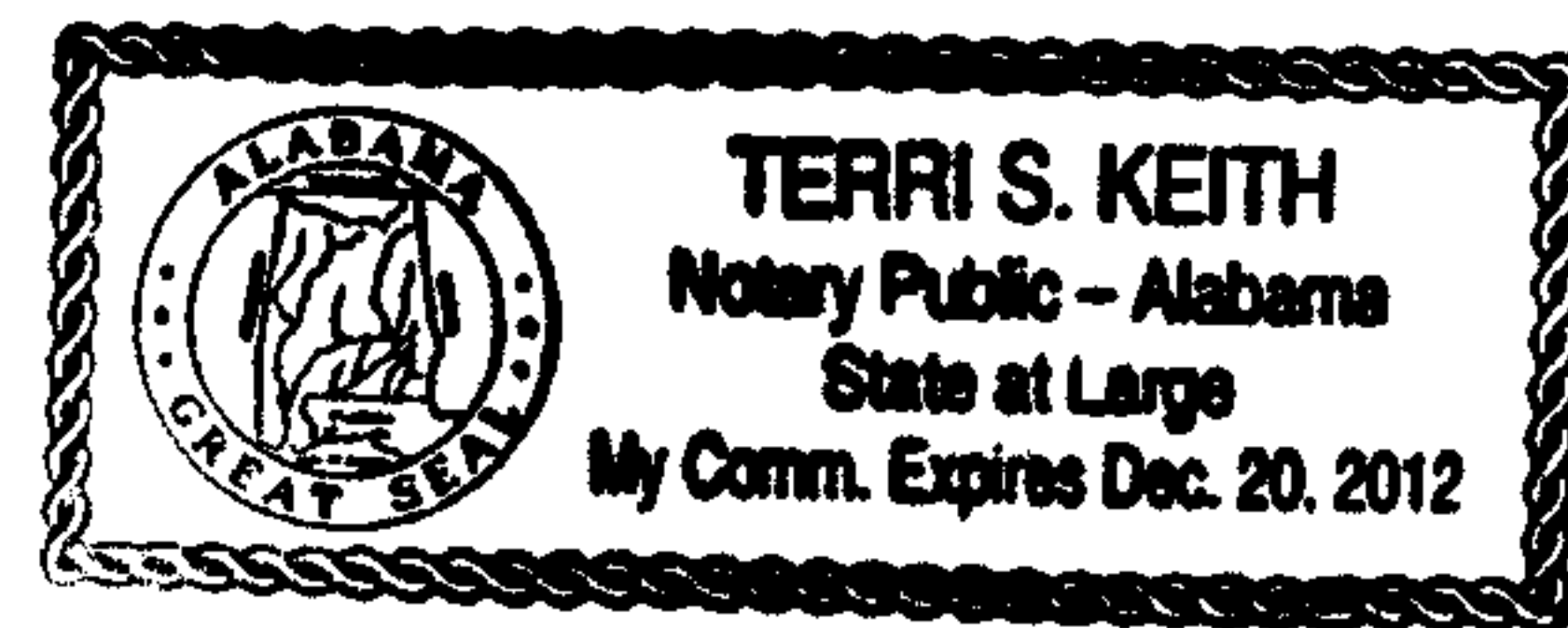
On this 6th day of December, 2012, I, the undersigned, a Notary Public in and for said State and County, hereby certify that F. Wayne Keith, whose name is signed to the foregoing Foreclosure Deed, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal this the 6th day of December, 2012.



Notary Public
My commission expires: 12/20/12

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124




20121206000467170 3/4 \$23.00
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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 Law Offices of
Mailing Address F. Wayne Keith
120 Bishop Circle
Pelham AL 35124

Grantee's Name Clarence Adams
Mailing Address Homewood AL
35209

Property Address 144 Birdsong Dr.
Alabaster AL
35007

Date of Sale 12-6-12

Total Purchase Price \$ 160,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



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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 bid

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 12-6-12

Print F. Wayne Keith

Sign

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1