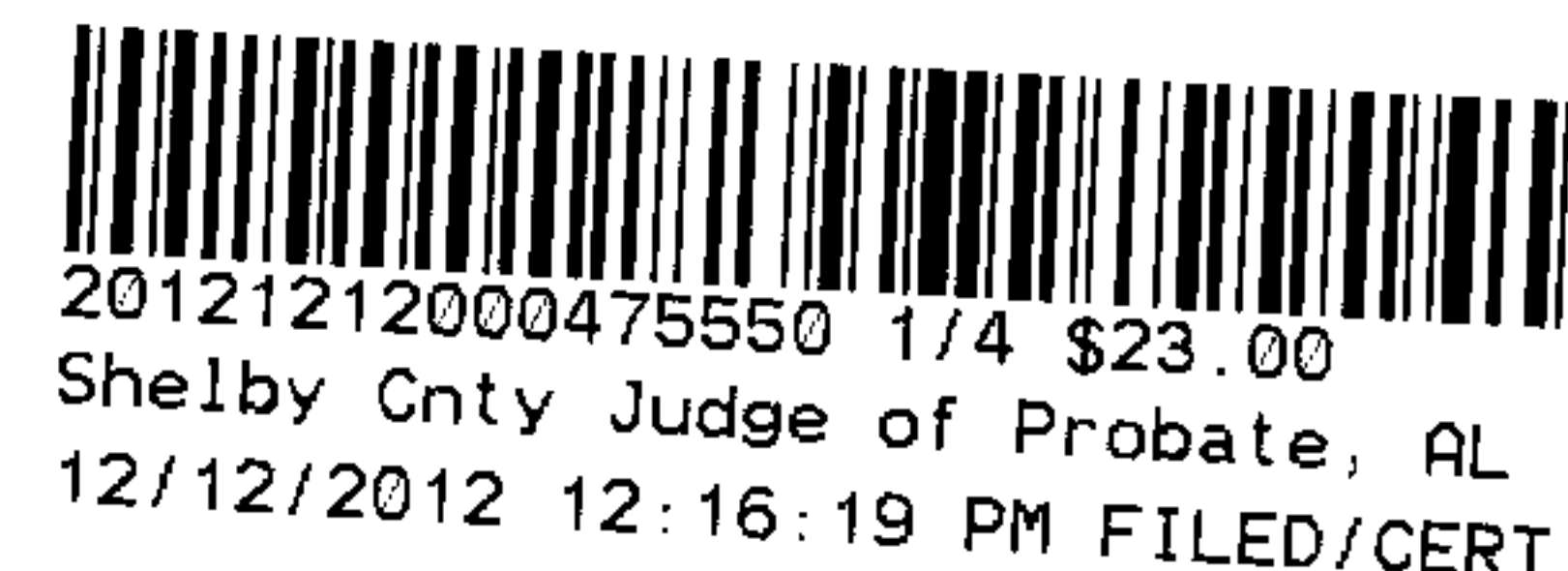


When Recorded Return To:
Chesley P. Payne
Massey, Stotser & Nichols, P. C.
1780 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice To:
Jim Corey and Dustin Corey
3510 Vann Road, Suite 101
Birmingham, AL 35235

MSN File No. 7121.010



MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, on the 5th day of January 2010, **Marilyn Ann Riddle Cooke** executed a certain mortgage to **Dustin Jim Corey and James Lee Corey** said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20100108000008320 on the 8th day of January, 2010; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Dustin Jim Corey and James Lee Corey**, as Mortgagee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of November 21, November 28 and December 5, 2012; and

WHEREAS, on December 12, 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 Danny Crowson, as Auctioneer and Attorney-in-Fact, on behalf of **Dustin Jim Corey and James Lee Corey** did offer for sale and sell at public outcry at the main entrance of the Courthouse, Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said **Dustin Jim Corey and James Lee Corey**, as transferee, in the amount of Thirty-Three Thousand, Two Hundred Fifteen and 26/100 Dollars (\$33,215.26) which sum was offered to be credited on the indebtedness secured by

said mortgage, and said property was thereupon sold to the said **Dustin Jim Corey and James Lee Corey**; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW THEREFORE, in consideration of the premises and the credit of **Dustin Jim Corey and James Lee Corey**, Mortgagee, by and through the said Danny Crowson, as Auctioneer and Attorney-in-Fact does grant, bargain sell and convey unto the said **Dustin Jim Corey and James Lee Corey**, as transferee, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel I.

Begin at the NW corner of the SE 1 / 4 of the SW 1 / 4 of Section 2, Township 21, Range 1 West, and run thence East along the North line of said forty acres a distance of 186 feet, more or less to the West right of way line of the Columbiana and Chelsea public highway, as now located; run thence in a southerly direction along the west right of way line of said Columbiana and Chelsea public road a distance of 800 feet; thence run west and parallel with the south line of said SE 1 / 4 of the SW 1 / 4 of Section 2 to the West line of said forty acres; run thence north along the West line of said forty acres to the NW corner of said SE 1 / 4 of the SW 1 / 4 of said Section 2 and the point of beginning of the tract of land herein described.

Parcel II.

The Southwest Quarter of the Southeast Quarter of Section 2, Township 21, Range 1 West, situated in Shelby County, Alabama.

Parcel No. 21-1-02-0-000-008.003 and 21-1-02-0-000-008.000

TO HAVE AND TO HOLD, the above described property unto the said **Dustin Jim Corey and James Lee Corey**, 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.

IN WITNESS WHEREOF, the said **Dustin Jim Corey and James Lee Corey**, Mortgagee, by the said **Danny Crowson**, as Auctioneer and Attorney-in-Fact conducting said sale cause these presents to be executed on December 12, 2012.

Dustin Jim Corey and James Lee Corey

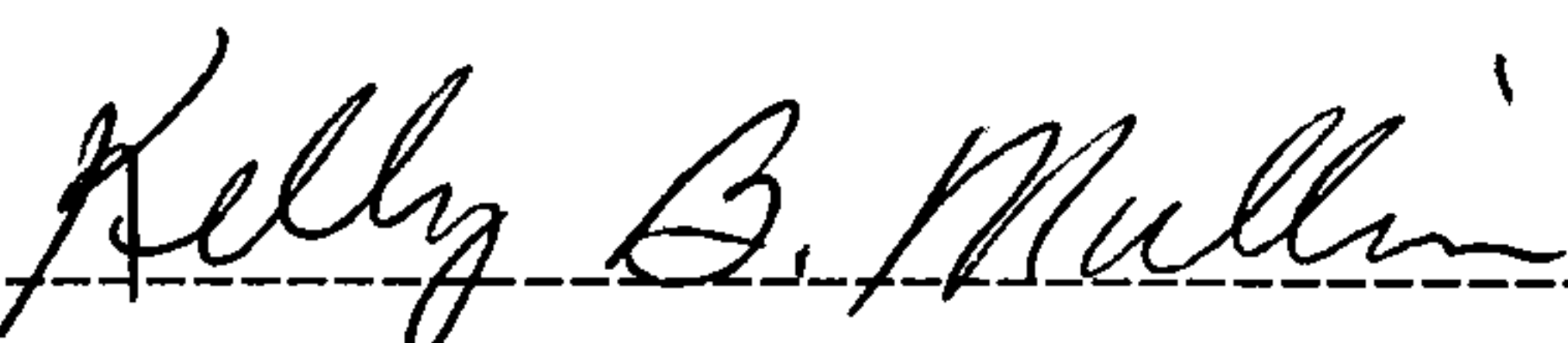
By:  _____

Danny Crowson,
As Auctioneer and Attorney-in-Fact on behalf of Dustin
Jim Corey and James Lee Corey

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certifies that **Danny Crowson**, whose name as Auctioneer and Attorney-in-Fact for the said **Dustin Jim Corey and James Lee Corey**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2012.

 _____

Notary Public

My Commission Expires: _____
Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013

Real Estate Sales Validation Form

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

Grantor's Name Marilyn Ann Riddle Cooke
Mailing Address 1308 Paragon Parkway
Birmingham, AL 35235

Grantee's Name
Mailing Address

Jim Corey and Dustin Corey
3510 Vann Road, Suite 101
Birmingham, AL 35235

Property Address See attached

Date of Sale

12/12/12

Total Purchase Price

\$ ~~32,781.26~~ **\$33,215.26**

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Foreclosure Deed

☐ Closing Statement

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 12/12/12, 2012

Print:

Sign:

Deborah Crowson
Attorney for Grantee

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ SHELBY

Subscribed, and sworn to before me this 12th day of December, 2012.

Kelly B. Mullin Notary Public

My Commission Expires:

Kelly B. Mullin
Notary Public State At-Large
Commission Expires

Form RT-1