

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice To:
Metro Bank
800 Martin Street South
Pell City, AL 35128

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Bouvier Harmon Ervin, did on January 11, 2010, execute a mortgage to Metro Bank, which mortgage was recorded on January 13, 2010 as Instrument No. 2010-0113000011920, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and Metro Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the *Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 20, 2013, February 27, 2013, and March 6, 2013; and

WHEREAS, on March 14, 2013, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Metro Bank did offer for sale and did sell at public outcry in front of the Main Entrance of the Shelby County Courthouse, Shelby County, Columbiana, 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 Metro Bank in the amount of Three-Hundred Twenty-three Thousand Five-Hundred Two and 94/100 DOLLARS (\$323,502.94), which sum the said Metro Bank offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Metro Bank; and

WHEREAS, Hugh E. Holladay conducted said sale on behalf of Metro Bank; 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 of a credit in the amount of Three-Hundred Twenty-three Thousand Five-Hundred Two and 94/100 DOLLARS (\$323,502.94), on the indebtedness secured by said mortgage, the said Hugh E. Holladay, the duly authorized attorney and auctioneer conducting said sale does hereby grant, bargain, sell and convey unto the said Metro Bank the following described property situated in Shelby County, Alabama, to-wit:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) LYING EAST AND SOUTH OF KELLY CREEK BEING IN SECTION 10, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ALSO: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) AND THAT PART OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER (N 1/2 OF SW 1/4) AND FOUR (4) ACRES ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), ALL LYING SOUTH AND EAST OF KELLY CREEK AND WEST OF SIMMONS MILL ROAD. ALSO KNOWN AS COUNTY ROAD 57, BEING IN SECTION 11, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.


ALSO: AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS. SAID EASEMENT BEING DESCRIBED AS FOLLOWS: THAT PORTION OF A PUBLIC ROAD DESIGNATED AS SHELBY COUNTY HIGHWAY 57 COMMENCING AT THE INTERSECTION OF THE SAID SHELBY COUNTY HIGHWAY 57 AND KELLY CREEK IN SECTION 11, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND CONTINUING SOUTH ALONG THE SAID SHELBY COUNTY HIGHWAY 57, IN SECTION 11, TOWNSHIP 18 SOUTH, RANGE 2 EAST UNTIL IT INTERSECTS WITH THE NORTH BOUNDARY LINE OF THAT CERTAIN NON-EXCLUSIVE PRIVATE ROAD EASEMENT GRANTED TO THOMAS MATTHEW ZOPFI, III AND MARIANNE A. ZOPFI BY KIMBERLY-CLARK CORPORATION AND MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 1992-27937, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

Tax ID # 58-05-2-10-0-000-001-001 and 58-05-1-11-0-000-001-002

Property Address: Shelby County, Alabama

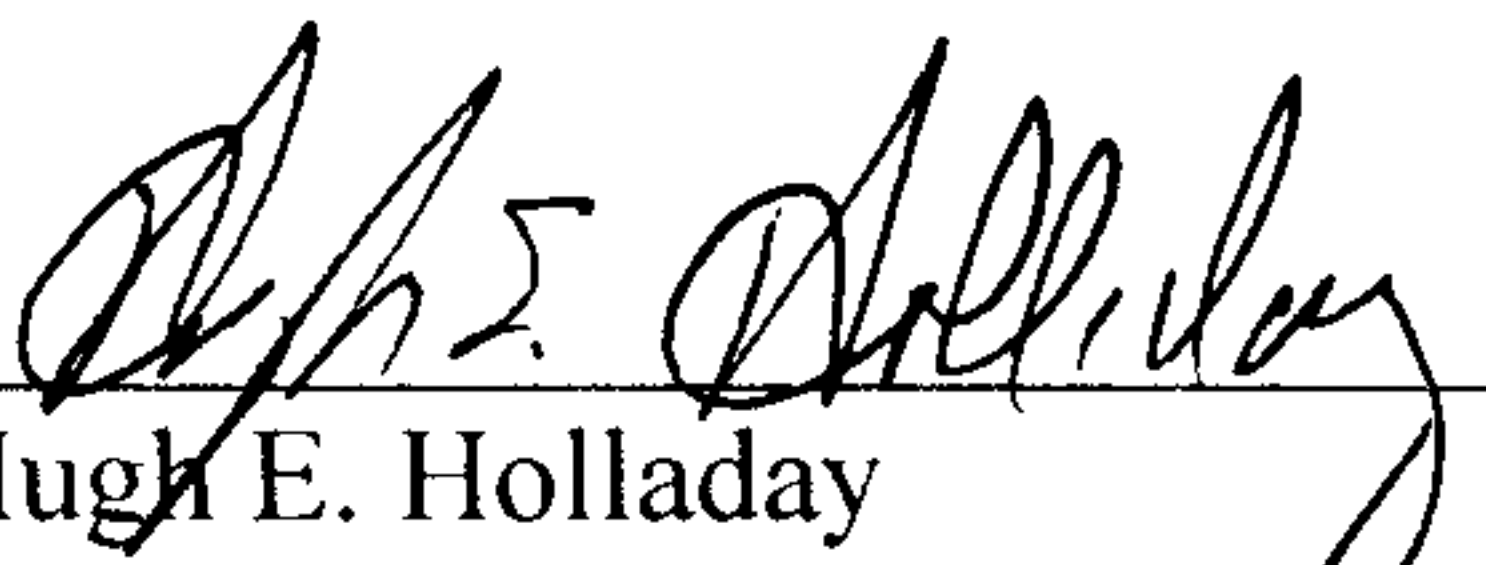
TO HAVE AND TO HOLD the above described property unto the said Metro Bank, its successors and assigns forever; subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

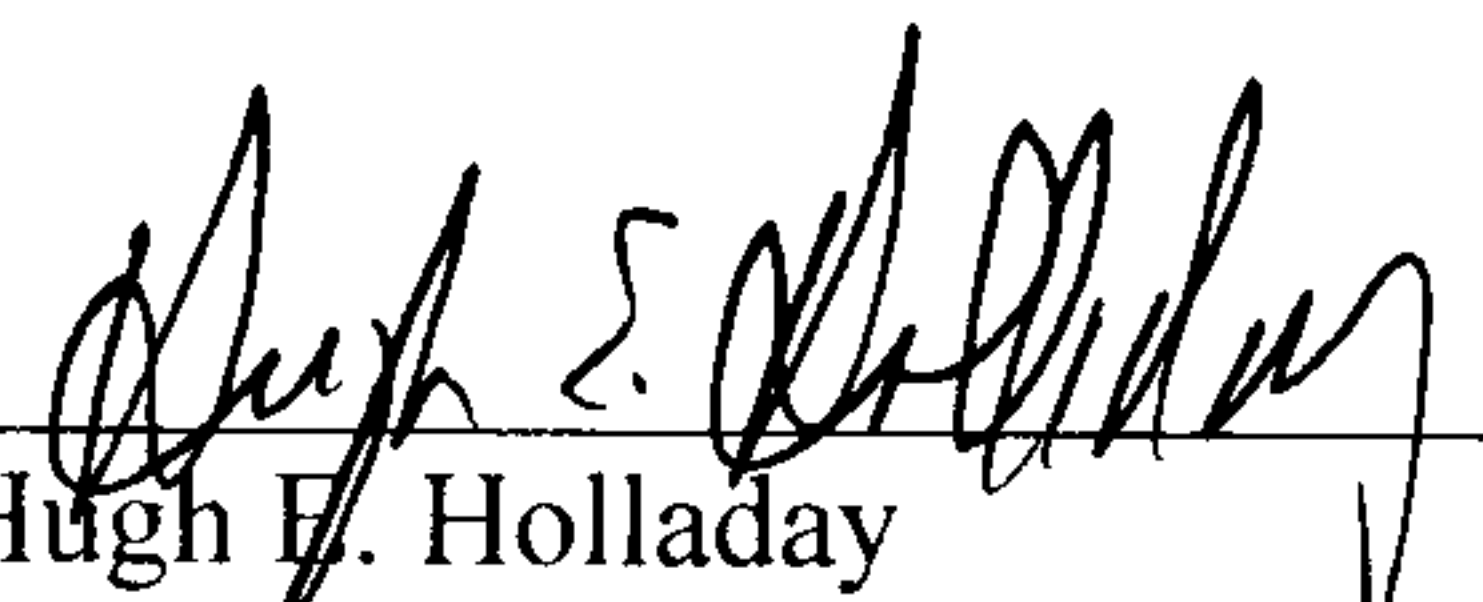
IN WITNESS WHEREOF, Bouvier Harmon Ervin, (Mortgagor) and Metro Bank, (Mortgagee) have caused this instrument to be executed by and through Hugh E. Holladay, as auctioneer conducting said sale and as Attorney-in-fact for all parties separately, and Hugh E. Holladay, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 14th day of March, 2013.


20130315000109360 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2013 02:43:25 PM FILED/CERT

Bouvier Harmon Ervin
P. O. Box 161
Pell City, AL 35125

METRO BANK
800 Martin Street South
Pell City, AL 35128

BY: 
Hugh E. Holladay
Auctioneer & Attorney-in-fact

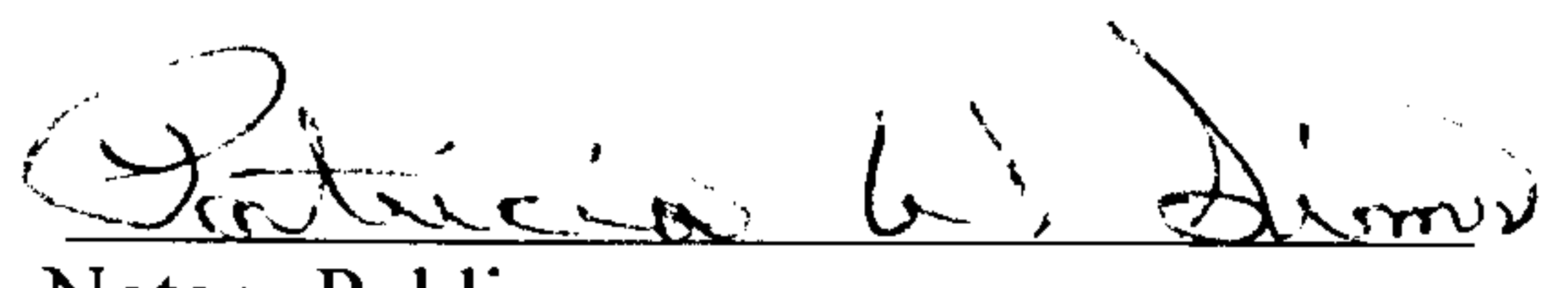
BY: 
Hugh E. Holladay
Auctioneer & Attorney-in-fact

STATE OF ALABAMA)

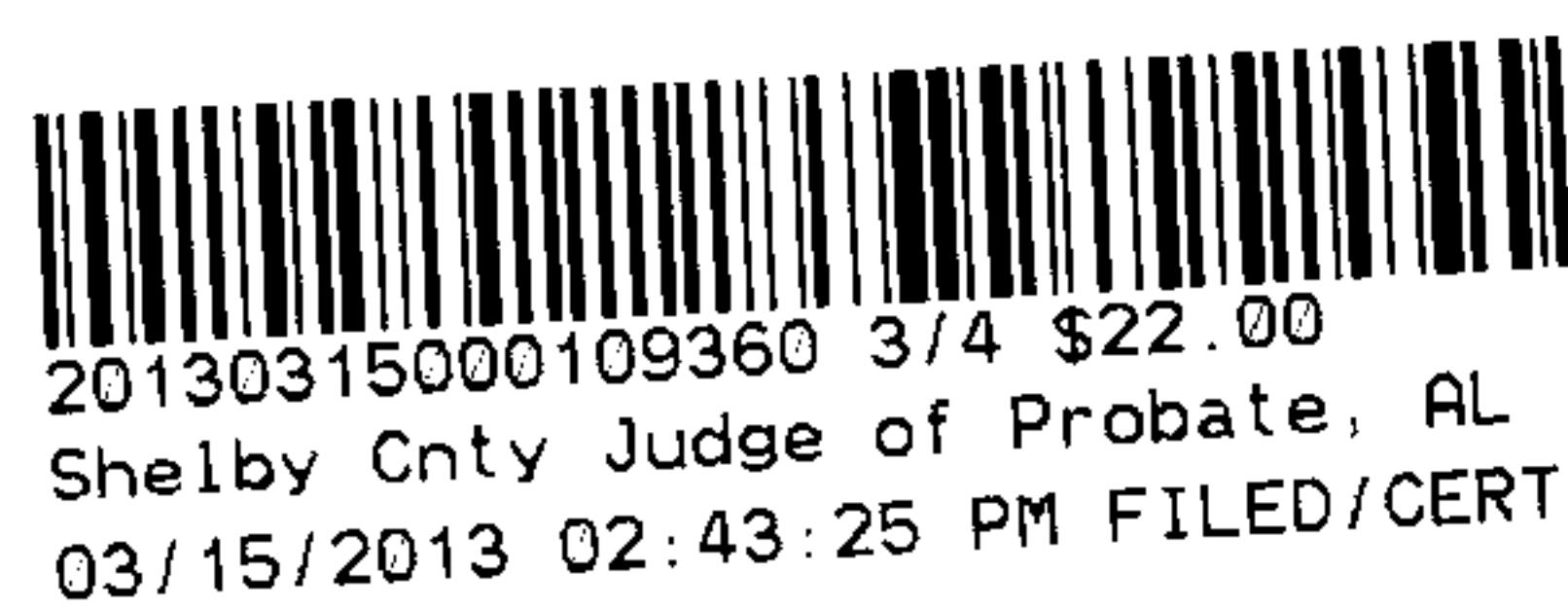
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that Hugh E. Holladay, whose name is signed to the foregoing conveyance, and who signed the name of Bouvier Harmon Ervin, (Mortgagor) and also who signed the name of Metro Bank, (Mortgagee) to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same day the same bears date, as the action of himself as auctioneer and the person conducting the same for Metro Bank, (Mortgagee) and as the act of said Metro Bank, (Mortgagee) and as the action of Bouvier Harmon Ervin, (Mortgagor) in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14th day of March, 2013.


Notary Public
My Commission Expires: 1/23/2017

This instrument was prepared by:
Hugh E. Holladay
Holladay, P.C.
12 Edwin Holladay Place
Pell City, Alabama 35125
(205) 884-1116



Real Estate Sales Validation Form

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

Grantor's Name Bouvier Harmon Ervin
Mailing Address P. O. Box 161
Pell City, AL 35125

Grantee's Name Metro Bank
Mailing Address 800 Martin Street So.
Pell City, AL 35128

Property Address Shelby County, Alabama
58-05-2-10-0-000-001-001
58-05-1-11-0-000-001-002

Date of Sale March 14, 2013
Total Purchase Price \$ 323,502.94

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)

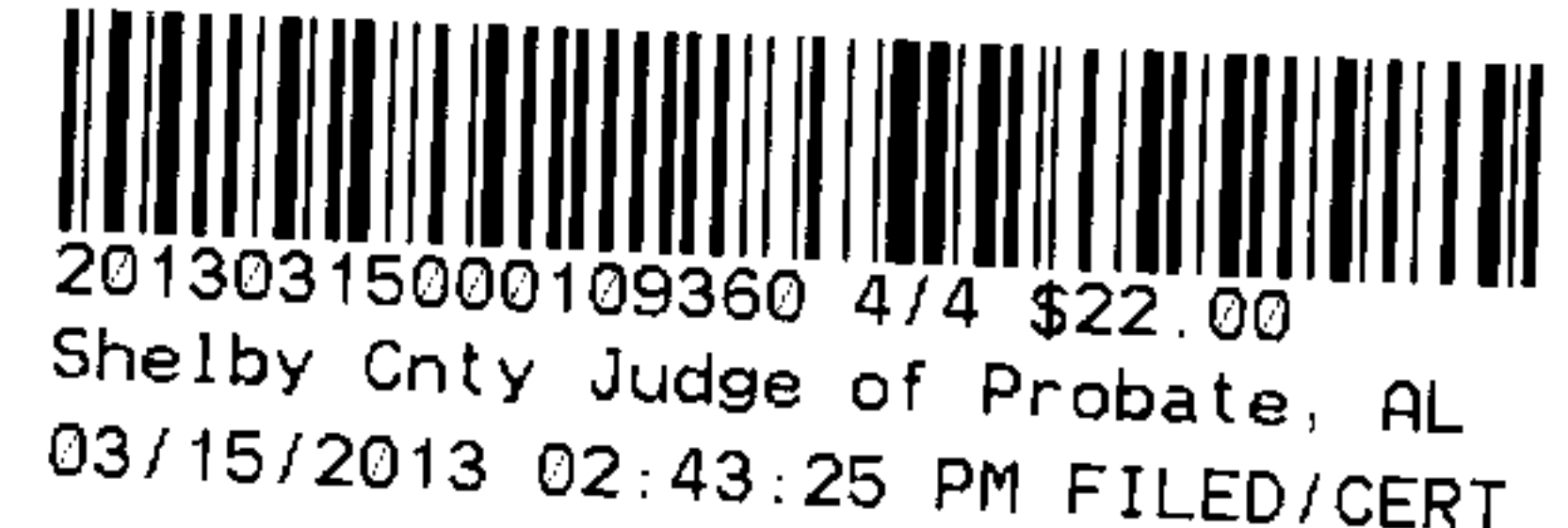
☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other payoff amt. for foreclosure
☐ Closing Statement

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 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 3/14/2013

Print Hugh E. Holladay

Unattested

Patricia Dismore
(verified by)

Sign Hugh E. Holladay
(Grantor/Grantee/Owner/Agent) circle one