

20130501000176420 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/01/2013 08:28:00 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Susan Moore, an unmarried woman
MMC# 54565285
MAP#12-0472

KNOW ALL MEN BY THESE PRESENTS: That, Susan Moore, an unmarried woman did, on to-wit: the 28th day of December, 2007 execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Federal Bank, which mortgage is recorded in Instrument Number 20080110000014540; said mortgage transferred and assigned to MidFirst Bank in instrument number 20121226000491060 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MidFirst 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 23, January 30 and February 6, 2013; and

WHEREAS, on the 26th day of February, 2013, 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 MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of **One Hundred Twelve Thousand Six Hundred Twenty Four and 11/100ths Dollars (\$112,624.11)**, which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **One Hundred Twelve Thousand Six Hundred Twenty Four and 11/100ths Dollars (\$112,624.11)**, cash, the said Susan Moore, an unmarried woman, acting by and through the said MidFirst Bank by Helen D. Ball, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Helen D. Ball, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Helen D. Ball, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

Lot 8, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by Helen D. Ball, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Helen D. Ball, has executed this instrument in his capacity as such auctioneer on this the 26th day of February, 2013.

Susan Moore, an unmarried woman
Mortgagor(s)

By: MidFirst Bank Mortgagee or Transferee
of Mortgagee

By: Helen D. Ball
Helen D. Ball, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of Mortgagee

MidFirst Bank Mortgagee or Transferee of
Mortgagee

By: Helen D. Ball
Helen D. Ball, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgagee

By: Helen D. Ball
Helen D. Ball, as Auctioneer and the person
conducting sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Alabama/Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Helen D. Ball, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 26th day of February, 2013.


Floris D. Burton
NOTARY PUBLIC

COMMISSION EXPIRES: 10/15/14

GRANTEE'S ADDRESS:
P. O. Box 268950
Oklahoma City, OK 73126

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITER

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259


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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 Susan Moore
Mailing Address 114 Sugar Drive
Pelham AL 35124

Grantee's Name Midfirst Bank
Mailing Address PO Box 268950
Oklahoma City
OK 73126

Property Address 114 Sugar Drive
Pelham AL 35124

Date of Sale 2-26-13
Total Purchase Price \$ 112,624.11



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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 FORECLOSURE

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 2-26-13

Print Mark A. Pickens

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1