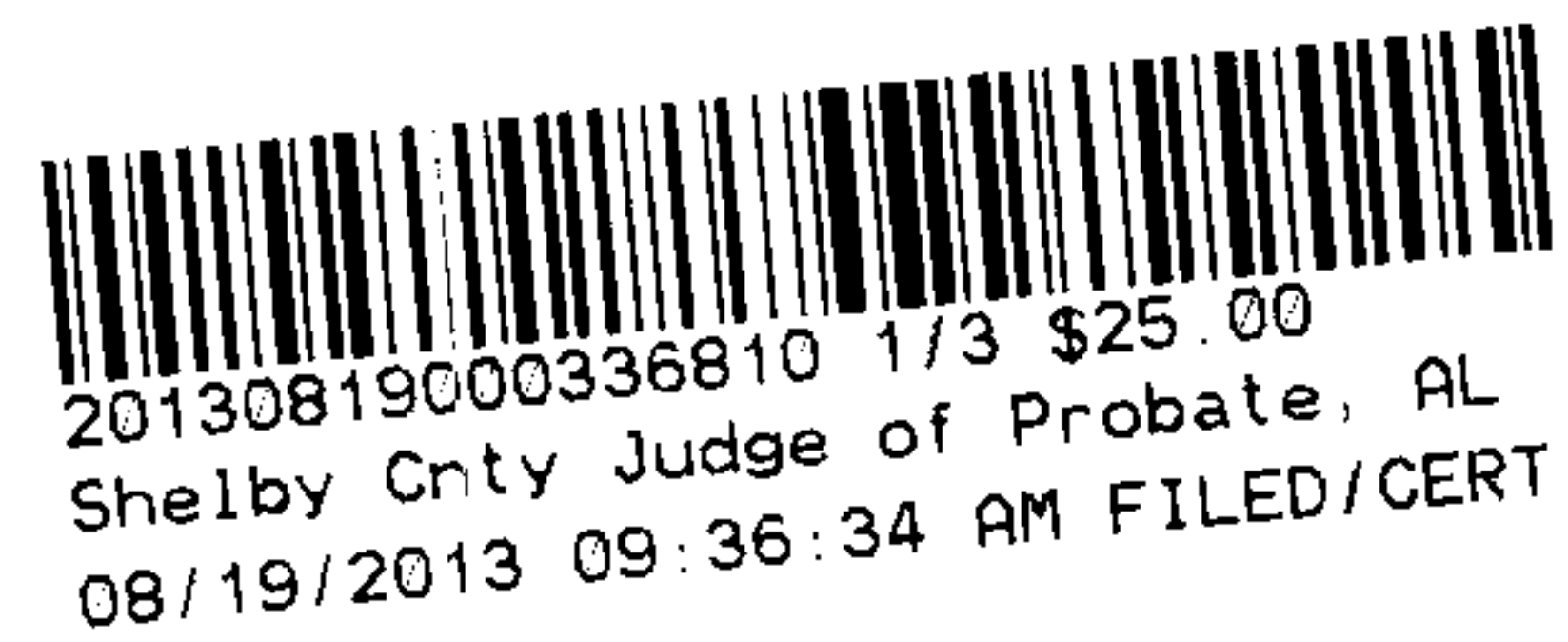


THIS INSTRUMENT PREPARED BY :

Karen Maxcy
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURN TO:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329



STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 12, 2010, **David Kenneth Everly And Jennifer Stewart Everly, Husband and Wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Covenant Bank, A State Bank its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20101124000395050, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Crescent Mortgage Company, in Instrument No. 20130603000225430; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Crescent Mortgage Company 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 publication in the , a newspaper of general circulation in Shelby County, Alabama, in its issues of 07/17/2013, 07/24/2013, 07/31/2013; and

WHEREAS, on August 8, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, 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 Crescent Mortgage Company in the amount of **NINETY-NINE THOUSAND FIFTY-SIX DOLLARS AND TWENTY-FOUR CENTS (\$99,056.24)**; and said property was thereupon sold to Crescent Mortgage Company; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 **NINETY-NINE THOUSAND FIFTY-SIX DOLLARS AND TWENTY-FOUR CENTS (\$99,056.24)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Crescent Mortgage Company, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the

SE 1/4 of Section 4; thence North 25 degrees 55 minutes 16 seconds West for 586.57 feet to the point of beginning; thence left 69 degrees 13 minutes 53 seconds for 319.02 feet; thence left 124 degrees 13 minutes 22 seconds for 325.73 feet; thence left 56 degrees 56 minutes 26 seconds for 331.97 feet; thence left 107 degrees 03 minutes 02 seconds for 68.13 feet; thence left 18 degrees 04 minutes 13 seconds for 246.87 feet; thence right 12 degrees 58 minutes 22 seconds for 71.80 feet; thence left 156 degrees 27 minutes 16 seconds for 67.07 feet to the point of beginning.

SOURCE OF TITLE: Instrument No. 20101124000395040

TO HAVE AND TO HOLD the above described property unto Crescent Mortgage Company, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, David Kenneth Everly And Jennifer Stewart Everly, Husband and Wife and Crescent Mortgage Company have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 8th day of August, 2013.

BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2013.


NOTARY PUBLIC
My Commission Expires: 7/29/13

Grantee Name / Send tax notice to:
ATTN:
Crescent Mortgage Company
425 Phillips Boulevard
Ewing, NJ 08618


20130819000336810 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/19/2013 09:36:34 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name David and Jennifer Everly
Mailing Address 1314 Hwy 315
Columbiana AL 35051

Grantee's Name Cenlar FSB
Mailing Address 425 Phillips Blvd
Ewing NJ 08618

Property Address 1314 Hwy 315
Columbiana AL 35051

Date of Sale 08/08/2013
Total Purchase Price \$ 99,056.24

or
Actual Value \$

or
Assessor's Market Value \$



20130819000336810 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/19/2013 09:36:34 AM FILED/CERT

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 Sale |
| ☐ 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 8-9-13

Print Liquenig Thompson

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

Print Form

Form RT-1