

When Recorded Return To:
Massey, Stotser & Nichols, P. C.
1780 Gadsden Highway
Birmingham, Alabama 35220-4308

Send Tax Notice To:
William T. Thrash
35401 Blanton Road
Dade City, FL 33523-7200

MSN File Number: 17013.001

MORTGAGE FORECLOSURE DEED


20130828000351540 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
08/28/2013 12:19:37 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on the 1st day of July, 2010, Stacy G. Alliston executed a certain mortgage to William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, said mortgage being recorded in Instrument No. 20100923000312370, in the Probate Office of Shelby County, Alabama on the 23rd day of September, 2010; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett 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 August 7, 2013, August 14, 2013, and August 21, 2013; and

WHEREAS, on August 28, 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 the said Janet F. Parson, as Auctioneer and Attorney-in-Fact, on behalf of William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett did offer for sale and sell at public outcry at the main entrance of the Columbiana 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 the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, in the amount of Thirty-Eight Thousand, Thirty-Four and 41/100 Dollars (\$38,034.41) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett; 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 Thirty-Eight Thousand, Thirty-Four and 41/100 Dollars (\$38,034.41), Mortgagor, by and through the said Janet F. Parson, as Auctioneer and Attorney-in-Fact do grant, bargain sell and convey unto the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 143-A, according to a Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property street address: 1175 Berwick Road, Birmingham, AL 35242
Parcel number: 03-9-32-0-003-143.000

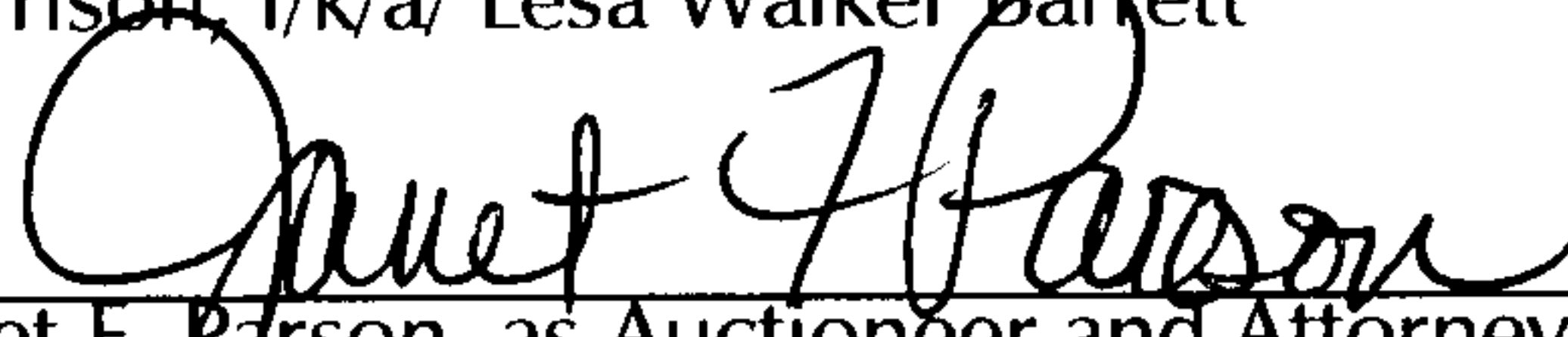
NOTE: This mortgage is junior and subordinate to that certain mortgage in favor of CitiMortgage, recorded in Instrument No. 20030414000223110 in the Shelby County Probate Office.

TO HAVE AND TO HOLD, the above described property unto the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, its heirs 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 William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, Mortgagor, by the said Janet F. Parson, as Auctioneer and Attorney-in-Fact conducting said sale cause these presents to be executed on August 28, 2013.

William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett

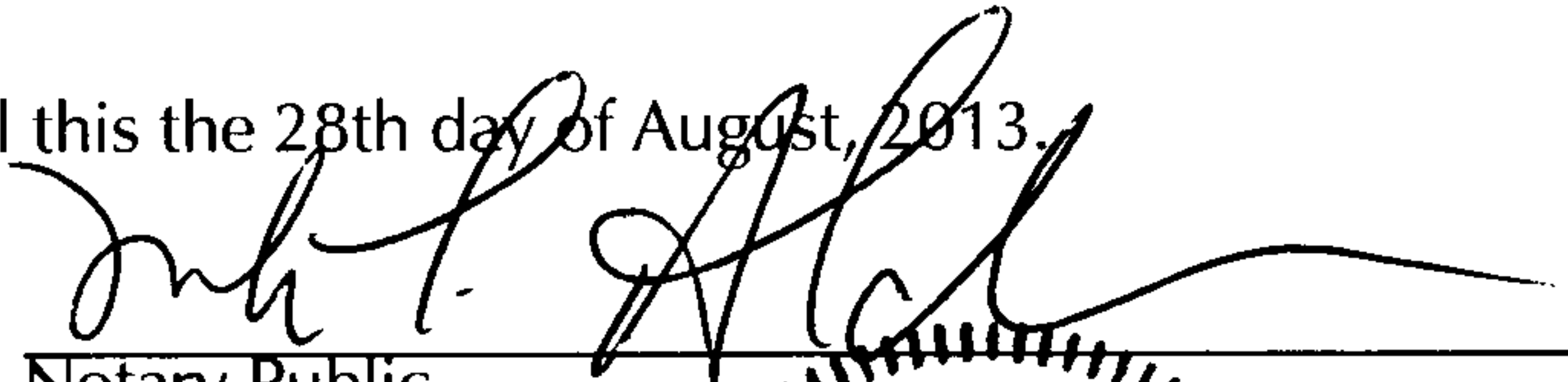
By:

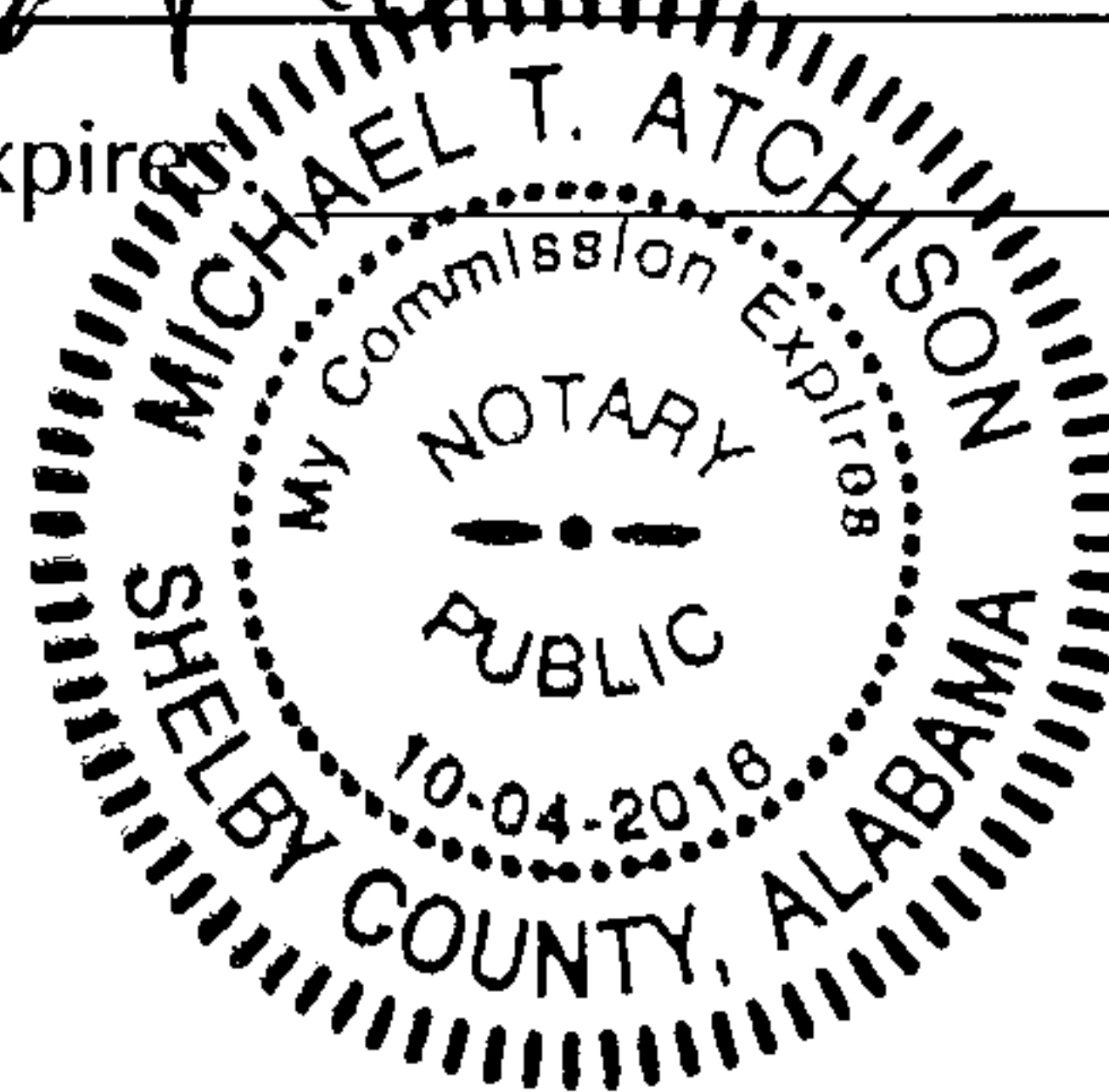

Janet F. Parson, as Auctioneer and Attorney-in-Fact on behalf
of William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker
Harrison, f/k/a/ Lesa Walker Barrett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janet F. Parson, whose name as Auctioneer and Attorney-in-Fact for the said William T. Thrash, Jr., Sandra Thrash Alliston, and Lesa Walker Harrison, f/k/a/ Lesa Walker Barrett, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2013.


Notary Public
My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Stacy G. Alliston
Mailing Address 1175 Berwick Road
Birmingham, AL 35242

Grantee's Name William T. Thrash, Jr., Sandra
Mailing Address Thrash Alliston, Lesa Walker
Harrison
35401 Blanton Road
Dade City, FL 33523-7200

Property Address 1175 Berwick Road
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
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 Sale 8/28/13
\$ 38,034.41

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 8/28/13

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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