

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit February 26, 2008, Melody Day Kilgore, a married woman, executed a certain mortgage on property hereinafter described to Bryant Bank, which said mortgage is recorded in Instrument Number 20080307000094620 in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Bryant Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of August 14, August 21 and August 28, 2013, WHEREAS, on the 4th day of September, 2013, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Melody Day Kilgore did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale

for the said Bryant Bank, and

WHEREAS, Sue H. Pouncy was the highest bidder in the amount of Forty-One Thousand and No/100 Dollars (\$41,000.00) which sum of money Bryant Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Sue H. Pouncy.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Forty-One Thousand and No/100 Dollars (\$41,000.00), the said Melody Day Kilgore and Bryant Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Sue H. Pouncy AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of the SE 1/4, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said 1/4-1/4 Section a distance of 528.53 feet; thence turn an angle of 89 degrees 49 minutes to the right and run a distance of 293.40 feet; thence turn an angle of 10 degrees 33 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 8 degrees 54 minutes to the right and run a distance of 134.00 feet; thence turn an angle of 8 degrees 24 minutes to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 295.70 feet; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 295.70 feet to the point of beginning .

Also, a 20-foot easement described as follows:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 14; thence run South along the East line of said 1/4-1/4 Section a distance of 528.53 feet; thence turn an angle to 89 degrees 49 minutes to the right and run a distance of 293.40 feet; thence turn an angle of 10 degrees 33 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 8 degrees 54 minutes to the right and run a distance of 134.00 feet ; thence turn an angle of 8 degrees 24 minutes to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26 and the point of beginning; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 20 . 00 feet; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet to t he North right of way line of Highway No. 26; thence turn an angle of 120 degrees 24 minute s to the right and run a distance of 20 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land located in the Northeast quarter of the Southeast quarter of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama. Commence at the SE corner of said quarter-quarter and run North 0 degrees S6 minutes 38 seconds East along

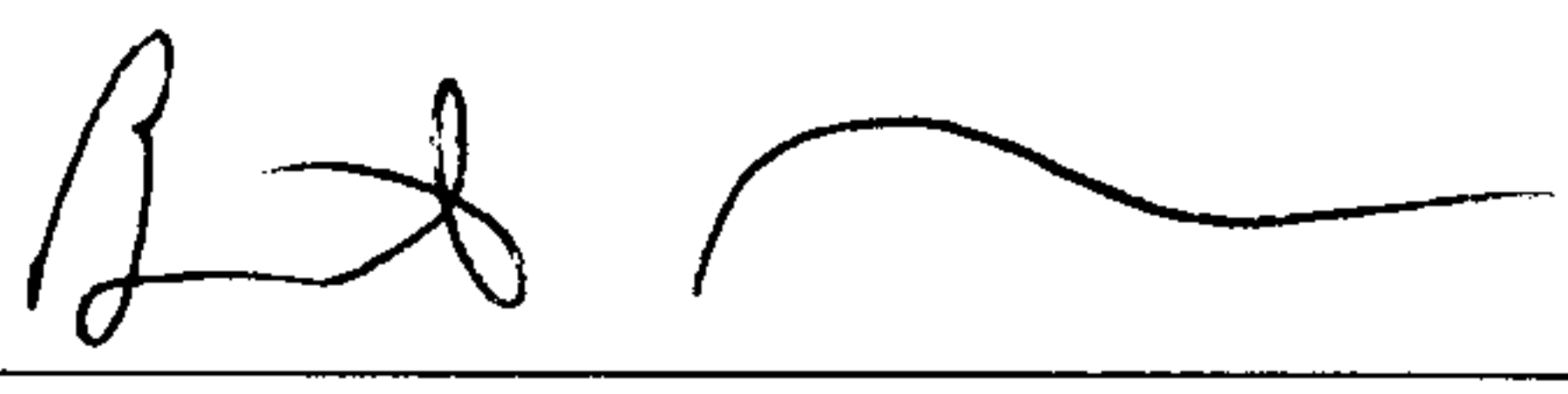
the East line 820.90 feet to the northerly right of way of Shelby County Highway No. 26; thence North 88 degrees 03 minutes 12 seconds West along said right of way 287.45 feet; thence North 79 degrees 38 minutes 00 seconds West along said right of way 150.00 feet; thence North 70 degrees 44 minutes 00 seconds West along said right of way 134.00 feet; thence North 62 degrees 20 minutes 00 seconds West along said right of way 122.60 feet; thence North 59 degrees 35 minutes 58 seconds West along said right of way 295.70 feet; thence North 00 degrees 00 minutes 00 seconds West leaving said right of way 300.00 feet; thence South 59 degrees 35 minutes 58 seconds East a distance of 164.56 feet to the POINT OF BEGINNING; thence continue South 59 degrees 35 minutes 58 seconds East a distance of 131.14 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 1509.00 feet; thence North 59 degrees 35 minutes 58 seconds West a distance of 210.70 feet; thence North 32 degrees 01 minute 04 seconds East a distance of 129.43 feet to the POINT OF BEGINNING.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

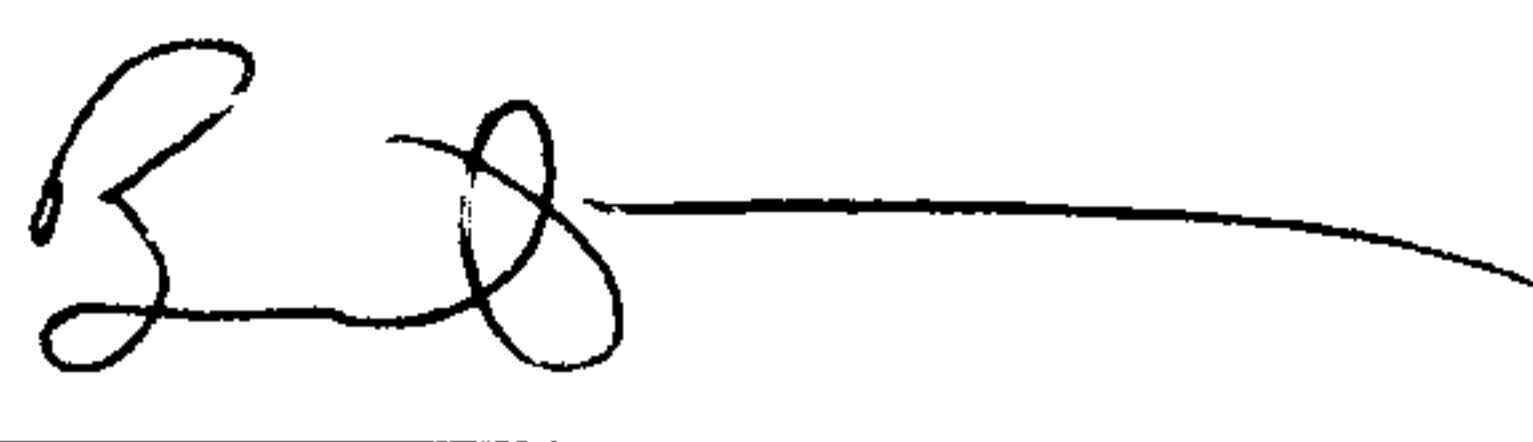
TO HAVE AND TO HOLD the above described property unto the said Sue H. Pouncy, her heirs, successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Melody Day Kilgore and Bryant Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 4th day of September, 2013.

Melody Day Kilgore

BY: 
Burt W. Newsome
Attorney-in-Fact

Bryant Bank

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

BY:



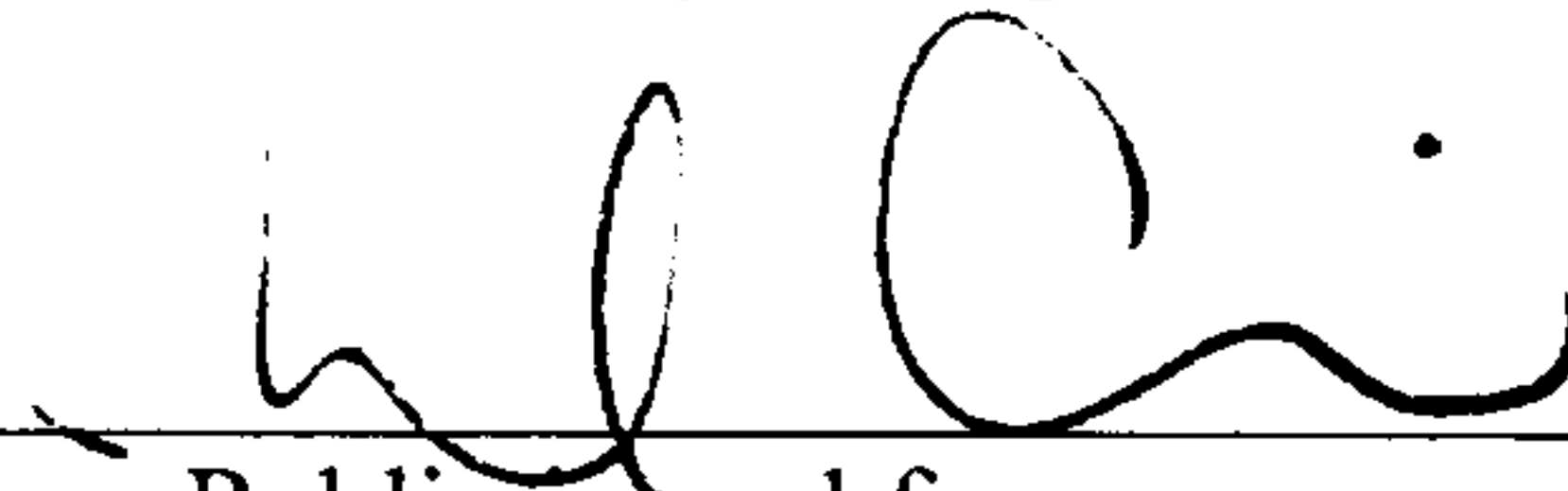
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Melody Day Kilgore, whose name as Attorney-in-Fact and agent for Bryant Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 4th day of September, 2013.



Notary Public in and for
the State of Alabama at Large

My Commission Expires:

Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970

Grantor's Name

Bryant Bank

Grantor's Mailing Address

P.O. Box 382753
Birmingham, AL 35238

Physical Address

4333 Highway 26
Columbiana, AL 35051

Grantee's Name

Sue H. Pouncy

Grantee's Mailing Address

4333 Highway 26
Columbiana AL 35051

Purchase Price: \$41,000.00

*The Purchase Price claimed can be
verified by this foreclosure deed.*



Real Estate Sales Validation Form

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

Grantor's Name BRYANT BANK
 Mailing Address PO B 382753
Bham, AL 35238

Grantee's Name SUE H POUNCEY
 Mailing Address 4345 Hwy 26
Columbiana, AL 35051

Property Address 4333 Hwy 26
Columbiana, AL 35051

Date of Sale 9-4-13Total Purchase Price \$ 41,000.00

or

Actual Value \$

or

Assessor's Market Value \$ 60,650.

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


 20130912000369800 5/5 \$67.00
 Shelby Cnty Judge of Probate, AL
 09/12/2013 10:59:11 AM FILED/CERT

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 9-11-13Print SUE H POUNCEY

Unattested

(verified by)

Sign Sue Pouncey
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1