

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 13th day of February, 2013, **Kevin C. Smith and Alana B. Meeks, Mortgagors**, executed a certain mortgage to **Central State Bank**, said mortgage being recorded in Instrument No. 20130215000067130, 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 that certain mortgage, and the said **Central State Bank**, as mortgagee, did declare all of the indebtedness secured by the said mortgage, due and payable, and the 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 in its issues of September 4, 2013, September 11, 2013, and September 18, 2013; and

WHEREAS, on September 30, 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 **Central State Bank**, as mortgagee, did offer for sale and sell at public outcry, in front to the Courthouse door, 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 **Central State Bank**, as mortgagee, in the amount of Eighty Four Thousand Three Hundred Sixty-Eight and 70/100 Dollars (\$84,368.70) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was there upon sold to **Central State Bank**; and


WHEREAS, Frank H. Tomlinson conducted said sale on behalf of the said **Central State Bank**; and

WHEREAS, said mortgage expressly authorized the person conducting the 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 Eighty Four Thousand Three Hundred Sixty-Eight and 70/100 Dollars (\$84,368.70), **Kevin C. Smith and Alana B. Meeks, Mortgagors**, by and through the said **Central State Bank**, as mortgagee, do grant, bargain, sell and convey unto **Central State Bank**, as mortgagee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 and
amended ^{Map} recorded in Map Book 6, Page 70, in the Probate Office of Shelby County,
AL.


TO HAVE AND TO HOLD, the above described property unto **Central State Bank**, its 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.


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said **Kevin C. Smith and Alana B. Meeks, Mortgagors**, by the said **Central State Bank**, as mortgagee, by and through Frank H. Tomlinson, as auctioneer conducting said sale, caused these presents to be executed on this the 30th day of September, 2013.

**Kevin C. Smith and Alana B. Meeks,
MORTGAGORS**


By: **Central State Bank,
AS MORTGAGEE**

By: 
**Frank H. Tomlinson,
Auctioneer**

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank H. Tomlinson, whose name as auctioneer for Central State Bank, 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, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 30th day of September, 2013.


Notary Public

**MEGAN EISENHART MORGAN
Notary Public, Alabama State At Large
My Commission Expires May 24, 2016**

This Instrument was prepared by:
Frank H. Tomlinson
Tomlinson Law, LLC
2100 1st Avenue North, Suite 600
Birmingham, AL 35203

Grantee's Address:
Central State Bank
P.O. Box 180
Calera, Alabama 35040


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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 Kevin C. Smith + Alana B Meeks Grantee's Name CENTRAL State Bank
Mailing Address 12 LANCASTER COURT Mailing Address P.O. Box 180
CALERA, AL 35040 CALERA, AL 35040

Property Address 12 LANCASTER COURT Date of Sale September 30, 2013
CALERA, AL 35040 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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ 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 9/30/13 Print FRANK H. Tomlinson
Unattested Sign Frank H. Tomlinson
(verified by) (Grantor/Grantee/Owner/Agent) circle one



20130930000390870 3/3 \$22.00
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Form RT-1