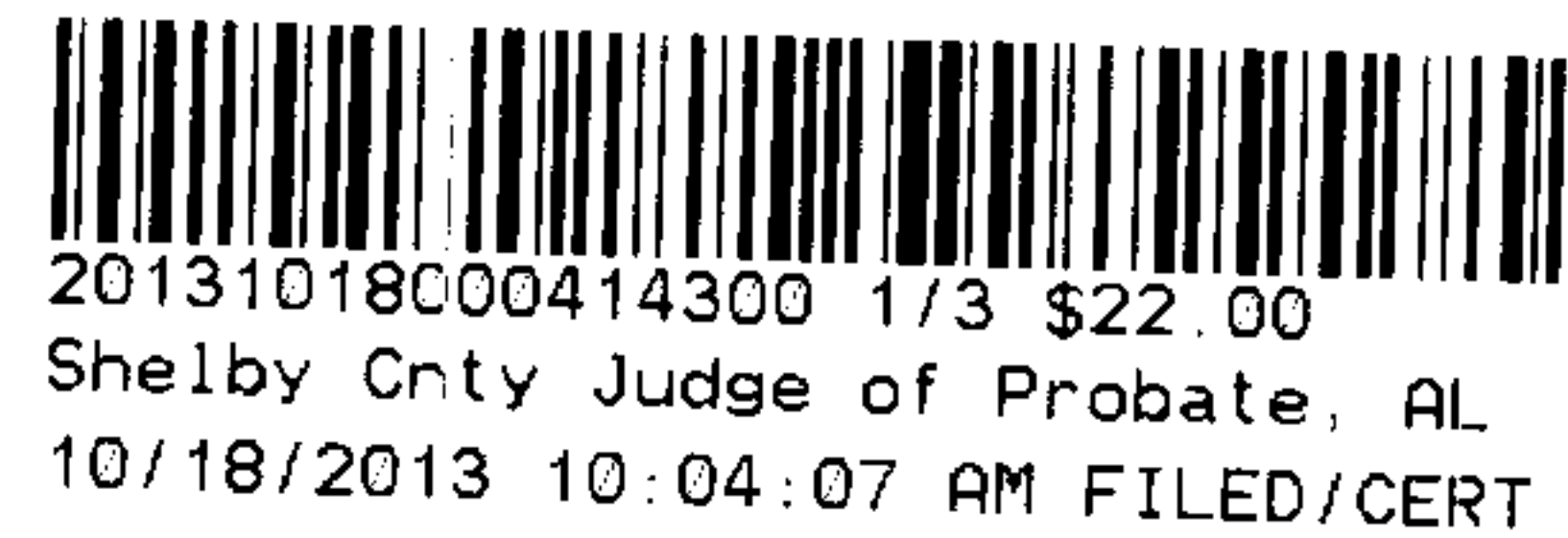


This instrument prepared by:
Danny C. Lockhart
Attorney at Law
1129 Forestdale Blvd
Birmingham, Al. 35214

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
JEFFERSON COUNTY



KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, **January 4, 2012, Samuel W. Shepherd and Nicole K. Shepherd**, executed a certain mortgage on property hereinafter described to **Lynn H. Parrish**, which said mortgage is recorded in **Instrument No. 20120110000011690**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the mortgagee, was authorized and empowered in case of default in the payment of the indebtedness hereby secured, 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 City by publication once a week for three 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 mortgage was authorized to execute title 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgaage, and the said **Lynn H. Parrish**, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the **Shelby County Reporter**, a newspaper of general circulation published in **Shelby County, Alabama** in its issues of **September 18, September 25, and October 02, 2013**; and

WHEREAS, on **October 10, 2013**, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and **Lynn H. Parrish**, did offer for sale and sell at public outcry in front of the Courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Danny C. Lockhart was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said **Lynn H. Parrish** and whereas **Lynn H. Parrish** was the highest bidder and best bidder, in the amount of **Two hundred seventy-eight thousand five hundred and no/100 Dollars (\$278,500.00)** on the indebtedness secured by said mortgage, the said **Lynn H. Parrish** by and through Danny C. Lockhart, as auctioneer conducting said sale, and as Attorney-in-Fact for **Samuel W. Shepherd and Nicole K. Shepherd**, and by and through Danny C. Lockhart, as auctioneer conducting said sale does hereby grant, bargain, sell and convey unto **Lynn H. Parrish**, the following described property situated in **Shelby County, Alabama**;

Lot 30, according to the survey of Countryside at Chelsea Second Sector, as recorded in Map Book 10, page 94, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land situated in the Southeast corner of Lot 30, Countryside at Chelsea 2nd Sector, as recorded in Map Book 10, page 94, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

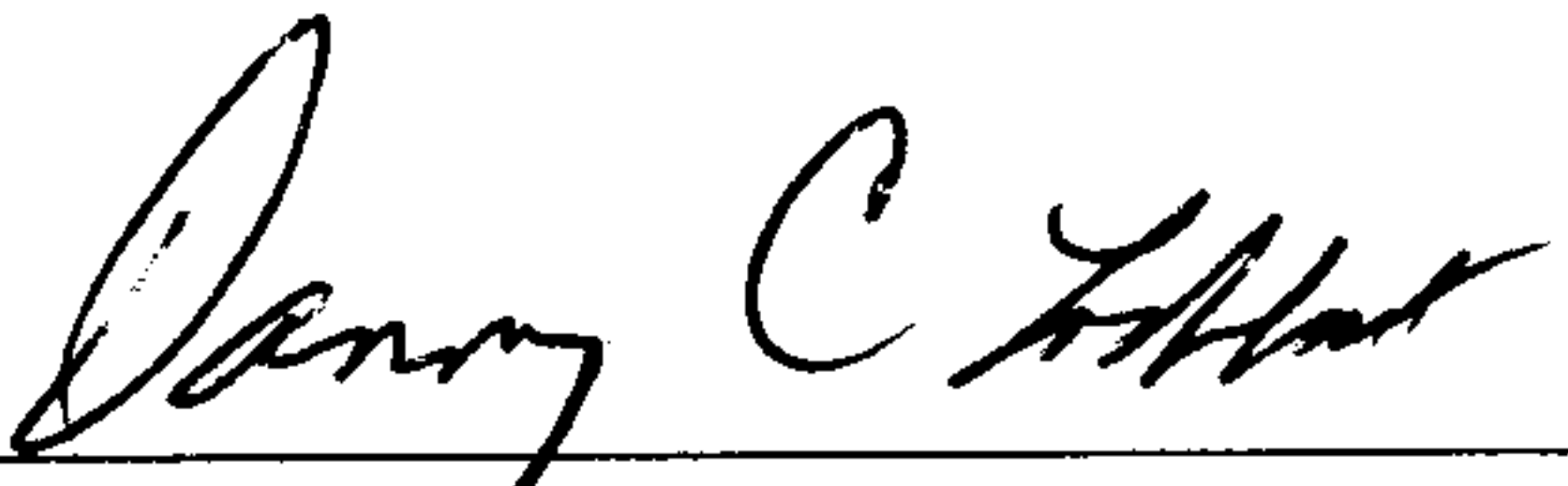
Begin at the Southeast corner of said Lot 30, said point also being at the Southwest corner of Lot 31 in said Countryside at Chelsea 2nd Sector, and also being on the North right of way line of Liberty Ridge Road in said Countryside at Chelsea 2nd Sector; thence run in a Northwesterly direction along the East

line of said Lot 30 and also along the West line of said Lot 31 for a distance of 101.70 feet to a point; thence turn an angle to the left of 171 degrees 31 minutes 12 seconds and run in a Southeasterly direction for a distance of 100.32 feet to a point on a curve to the left having a central angle of 03 degrees 18 minutes 38 seconds and a radius of 259.65 feet, said point also being on the North right of way line of said Liberty Ridge Road; thence turn an angle to the left to the chord of said curve of 88 degrees 58 minutes 10 seconds and run in a North-easterly direction along the arc of said curve and also along said right of way line for a distance of 15.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto **Lynn H. Parrish**, her heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.


IN WITNESS WHEREOF, **Lynn H. Parrish, Samuel W. Shepherd and Nicole K. Shepherd** have caused this instrument to be executed by and through Danny C. Lockhart, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on the 10th day of October, 2013.

SAMUEL W. SHEPHERD AND
AND NICOLE K. SHEPHERD

BY 
Auctioneer and Attorney-in-Fact

LYNN H. PARRISH

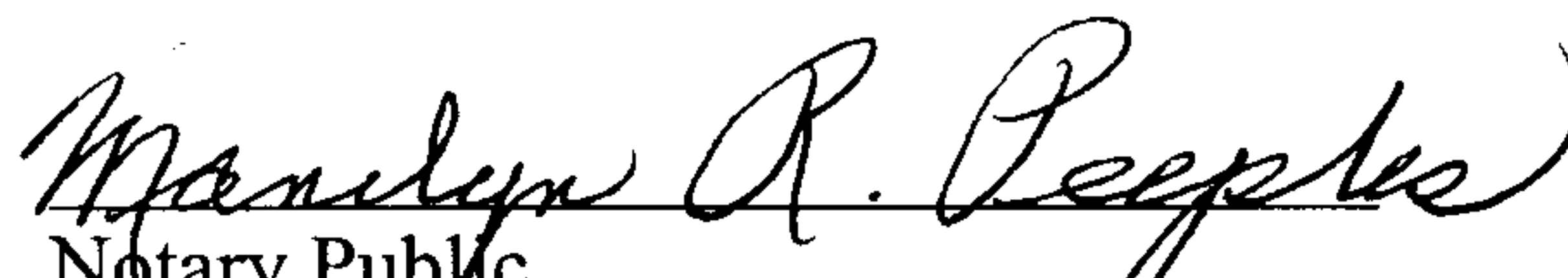
BY 
Auctioneer and Attorney-in-Fact


BY 
Auctioneer conducting said Sale

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny C. Lockhart, whose name as auctioneer is signed to the foregoing conveyance and who signed the names of **Samuel W. Shepherd and Nicole K. Shepherd**, and also who signed the name of **Lynn H. Parrish**, to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the same for **Lynn H. Parrish** and as the act of said **Lynn H. Parrish**, mortgagee, and as the actions of **Samuel W. Shepherd and Nicole K. Shepherd**, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10th day of October, 2013.


Notary Public


20131018000414300 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2013 10:04:07 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 Lynn A. Perrih, by Danny C. Luckhart Grantee's Name Lynn A. Perrih
Mailing Address 2404 Tyler Road Mailing Address _____
Vestavia Hills, AL 35524

Property Address 474 Liberty Ridge Rd Date of Sale _____
Chelsea, AL 35043 Total Purchase Price \$ 278,500.00

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
☐ 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 10-18-13 Print Danny C Luckhart
Unattested Sign Danny C Luckhart, agent

(Grantor/Grantee/Owner/Agent) circle one



20131018000414300 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2013 10:04:07 AM FILED/CERT

Form RT-1