  
20131112000443300 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/12/2013 08:50:41 AM FILED/CERT

Send Tax Notice to:  
Harold Griffin  
134 Minor Drive  
Chelsea, Alabama 35043

STATE OF ALABAMA  
COUNTY OF SHELBY

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that, whereas on May 22, 2009, Omega Properties, LLC, a limited liability company, executed a certain mortgage on the property hereinafter described to Harold D. Griffin and Mickey Griffin, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20090814000313610; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in 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 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Harold D. Griffin and Mickey Griffin 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 the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of September 25, 2013, October 2, 2013, and October 9, 2013, with a sale date of October 23, 2013; and

WHEREAS, on October 23, 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 and properly conducted, and Clay R. Carr was the Auctioneer who conducted said sale for Harold D. Griffin and Mickey Griffin; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Harold D. Griffin and Mickey Griffin, in the amount of Five Hundred Forty-Two Thousand Four Hundred Twenty and 73/100ths Dollars ( \$ 542,420.73) and said property was thereupon sold to Harold D. Griffin and Mickey Griffin; and

NOW, THEREFORE, in consideration of the premises and of a bid in the amount of Five Hundred Forty-Two Thousand Four Hundred Twenty and 73/100ths Dollars ( \$ 542,420.73), on the indebtedness secured by said mortgage, the said Harold D. Griffin and Mickey Griffin, by and through Clay R. Carr, as Auctioneer conducting said sale, the said Clay R. Carr, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Harold D. Griffin and Mickey Griffin, the following described property situated in Shelby County, Alabama, to-wit:

All of the following described property lying in Sec. 26, Twp 19 S, Range 1 W ONLY:

Parcel A: A tract of land lying in the NW 1/4 of SW 1/4, Sec. 26, and the NE 1/4 of SE 1/4, Sec. 27, Twp 19 S, Range 1 W, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of SW 1/4 of Section 26 and run in a Northerly direction along said section line a distance of 673.43 feet to a point; thence turn an angle to the right of 85 deg. 06 min. 13 sec. and run in an Easterly direction a distance of 176.68 feet to the point of beginning; thence turn an angle to the left of 85 deg. 06 min. 13 sec. and run in a Northerly direction a distance of 228.00 feet to a point on the right of way of U.S. Hwy 280; thence turn an angle to the left of 99



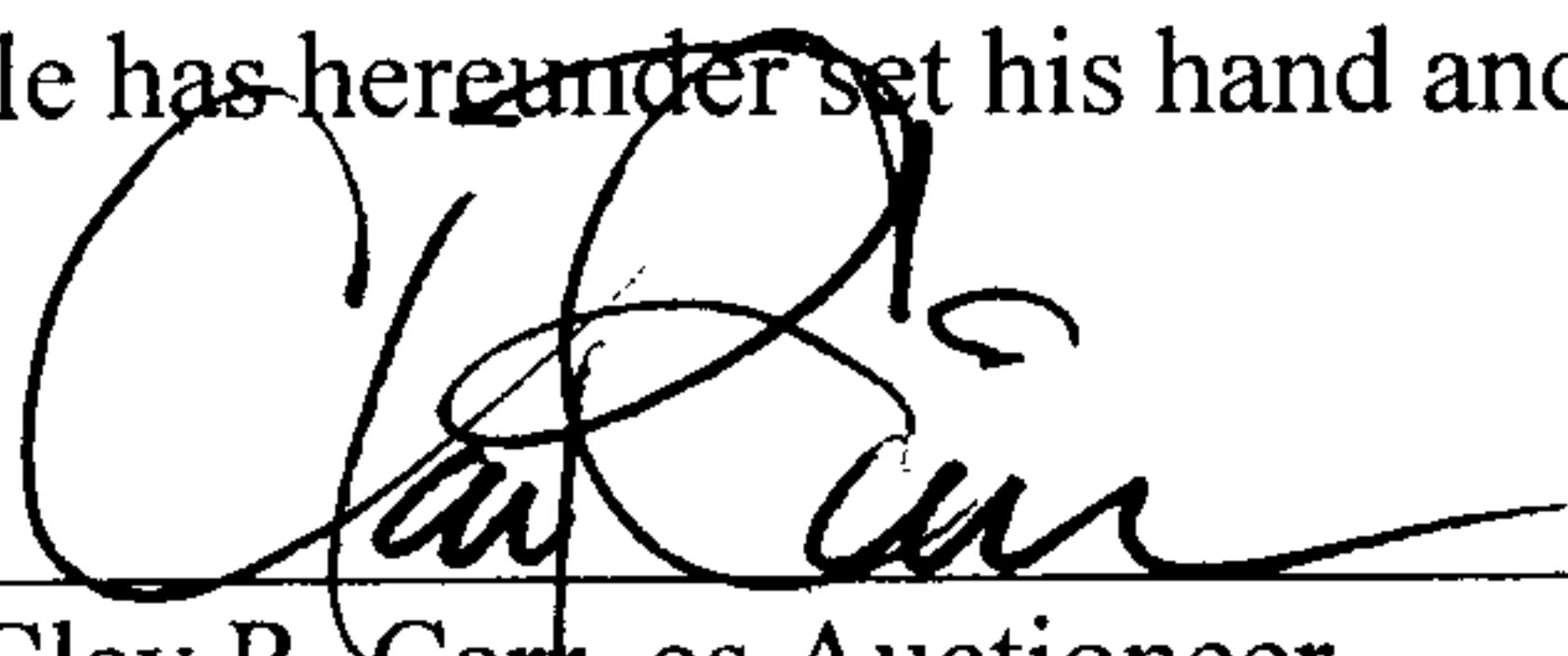
deg. 36 min. 31 sec. and run in a Southwesterly direction a distance of 308.54 feet along said right of way to a point; thence turn an angle to the left of 80 deg. 23 min. 29 sec. and run in a Southerly direction a distance of 202.56 feet to a point; thence turn an angle to the left of 94 deg. 53 min. 47 sec. and run in a Northeasterly direction a distance of 305.32 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel B: A tract of land lying in the NW 1/4 of the SW 1/4 of Section 26, Twp 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 16, and run in a Northerly direction along said section line a distance of 673.43 feet to a point; thence turn an angle to the right of 85 deg. 06 min. 13 sec. and run in an Easterly direction a distance of 176.68 feet; thence turn in a Southerly direction 673.43 feet; thence turn in a Westerly direction 176.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

Property located on HWY 280, Chelsea, Alabama 35043

TO HAVE AND TO HOLD the above described property unto Harold D. Griffin and Mickey Griffin, and his, her, its or their 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.

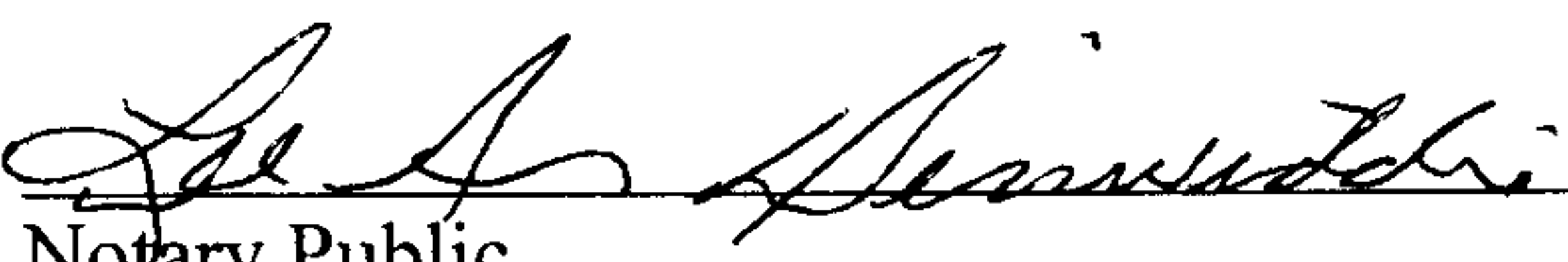
IN WITNESS WHEREOF, HAROLD D. GRIFFIN AND MICKEY GRIFFIN have caused this instrument to be executed by and through Clay R. Carr, as Auctioneer conducting said sale, and Clay R. Carr as Auctioneer conducting said sale has hereunder set his hand and seal on this the 23<sup>rd</sup> day of October, 2013.

  
Clay R. Carr, as Auctioneer


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay R. Carr, whose name as Auctioneer, 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, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23<sup>rd</sup> day of October, 2013.

  
Notary Public  
My Commission Expires: 9-11-16

This document was prepared by:  
Clay R. Carr  
Boardman, Carr, Bennett,  
Watkins, Hill & Gamble, P.C.  
400 Boardman Drive  
Chelsea, Alabama 35043

  
2013112000443300 2/3 \$22.00  
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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 Harold D. Griffin  
Mailing Address 134 Minor Drive  
Chelsea, AL 35043

Grantee's Name Harold D. Griffin  
Mailing Address 134 Minor Drive  
Chelsea, AL 35043

Property Address Hwy 280  
Chelsea, AL  
35043

Date of Sale 10/23/13  
Total Purchase Price \$542,420.73  
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

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 11/12/13

Print Dawn Rasco

☐ Unattested

Sign Dawn Rasco

verified by)

(Grantor/Grantee/Owner/Agent) circle one

