

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: June 13, 2008, Nancy E. Dvorak, unmarried, **Mortgagor**, executed a certain mortgage to Regions Bank, a corporation, said mortgage being recorded in Instrument 20080710000278190, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as Mortgagee, 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, Columbiana, Alabama in its issues of October 30, November 6 and 13, 2013.

WHEREAS, on November 20, 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 Regions Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, 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 Shelby Resources, Inc., in the amount of One Hundred Sixty Two Thousand and 00/100 Dollars (\$162,000.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Shelby Resources, Inc.; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank; 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 payment of One Hundred Sixty Two Thousand and 00/100 Dollars (\$162,000.00), Nancy E. Dvorak, unmarried, Mortgagor, by and through the said Regions Bank, as mortgagee, do grant, bargain, sell and convey unto Shelby Resources, Inc., the following described real property situated in Shelby County, Alabama to-wit:

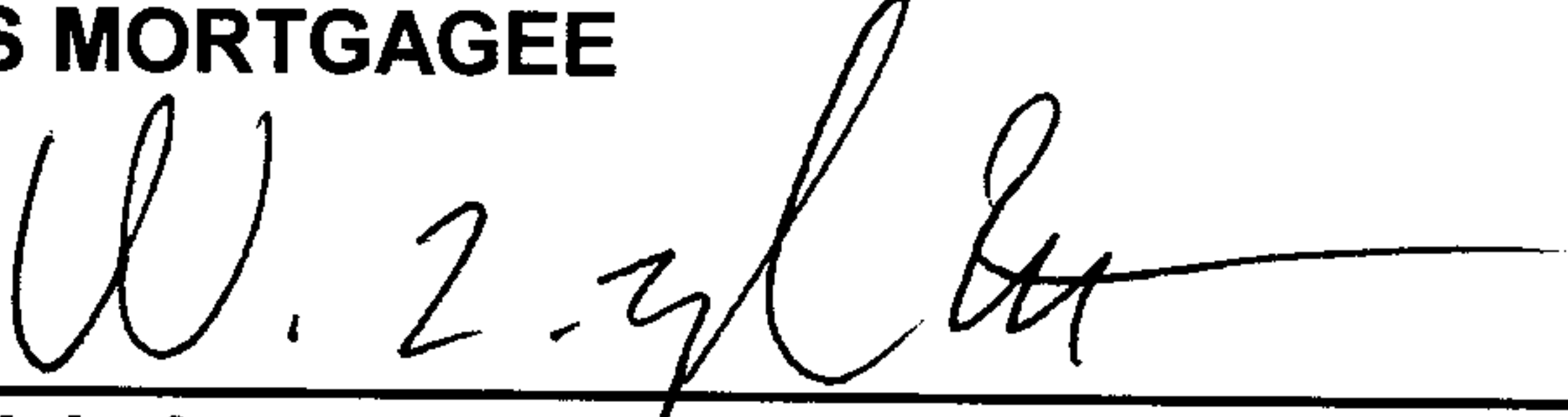
Lot 3230, according to the Survey of Riverchase County Club 32nd Add., as recorded in Map Book 14, Page 53, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Shelby Resources, Inc., 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.

IN WITNESS WHEREOF, the said Nancy E. Dvorak, unmarried, Mortgagor, by the said Regions Bank, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 20th day of November, 2013.

**NANCY E. DVORAK
UNMARRIED,
MORTGAGOR**

**By: REGIONS BANK,
AS MORTGAGEE**

By: 

W. L. Longshore, III,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said Regions 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 this 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 the 20th day of November, 2013.



NOTARY PUBLIC

My Commission Expires: 05/24/2016

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703

GRANTEE'S ADDRESS:

Shelby Resources, Inc.
P. O. Box 419
Pelham, AL 35124



20131122000457970 2/3 \$182.00
Shelby Cnty Judge of Probate, AL
11/22/2013 10:23:51 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: Nancy E. Dvorak

Grantee's Name: Shelby Resources, Inc.

Mailing Address: 2572 Woodfern Circle
Hoover, AL 35244

Mailing address: P.O. Box 419
Pelham, AL 35124

Property Address: 2572 Woodfern Circle
Hoover, AL 35244

Date of Sale: November 20, 2013

Total Purchase Price \$ 162,000.00

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 (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

20131122000457970 3/3 \$182.00
Shelby Cnty Judge of Probate, AL
11/22/2013 10:23:51 AM FILED/CERT

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 11-20-2013

Print W. L. Longshore, III

☐ Unattested

Sign

Verified by

(Grantor/Grantee/Owner/Agent) circle one