

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit August 14, 2006, Thomas H. Morris, a single man, executed a certain mortgage on property hereinafter described to Merchants and Farmers Bank, n/k/a Renasant Bank, which said mortgage is recorded in Instrument Number 20060823000413340, 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 Merchants and Farmers Bank, n/k/a Renasant 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 April 16, April 23 and April 30, 2014. WHEREAS, on the 7th day of May, 2014, 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 Thomas H. Morris 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 Merchants and Farmers Bank, n/k/a Renasant Bank, and

WHEREAS, the said Merchants and Farmers Bank, n/k/a Renasant Bank, was the highest

bidder in the amount of One Hundred Fifteen Thousand and NO/100 Dollars (\$115,000.00) which sum of money Merchants and Farmers Bank, n/k/a Renasant 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 Merchants and Farmers Bank, n/k/a Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Fifteen Thousand and NO/100 Dollars (\$115,000.00), the said Thomas H. Morris and Merchants and Farmers Bank, n/k/a Renasant 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 do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Merchants and Farmers Bank, n/k/a Renasant Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:


PARCEL II, ACCORDING TO THE G & M ESTATES, MAP BOOK 14, PAGE 74 DESCRIBED ASFOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 312.55 FEET TO THE SOUTHERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO. 25; THENCE 99°43'56" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR 610.25 FEET; THENCE 90°00' RIGHT RUN SOUTHEASTERLY FOR 210 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 638.22 FEET TO THE NORTHERLY RIGHT OF WAY OF SOUTHERN RAILROAD; THENCE 84°43'34" LEFT RUN EASTERLY ALONG SAID RIGHT OF WAY FOR 599.87 FEET TO THE EAST LINE OF SAID 1/4-1/4; THENCE 85°44' LEFT RUN NORTH ALONG SAID EAST LINE FOR 913.70 FEET TO THE SOUTHERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO.25; THENCE 98°14' TO TANGENT OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,842.05 FEET, RUN ALONG SAID CURVE AND RIGHT OF WAY FOR 201.73 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY FOR 127.06 FEET; THENCE 90°00' LEFT RUN 210.0 FEET; THENCE 90°00' RIGHT RUN SOUTHWESTERLY 420.0 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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.

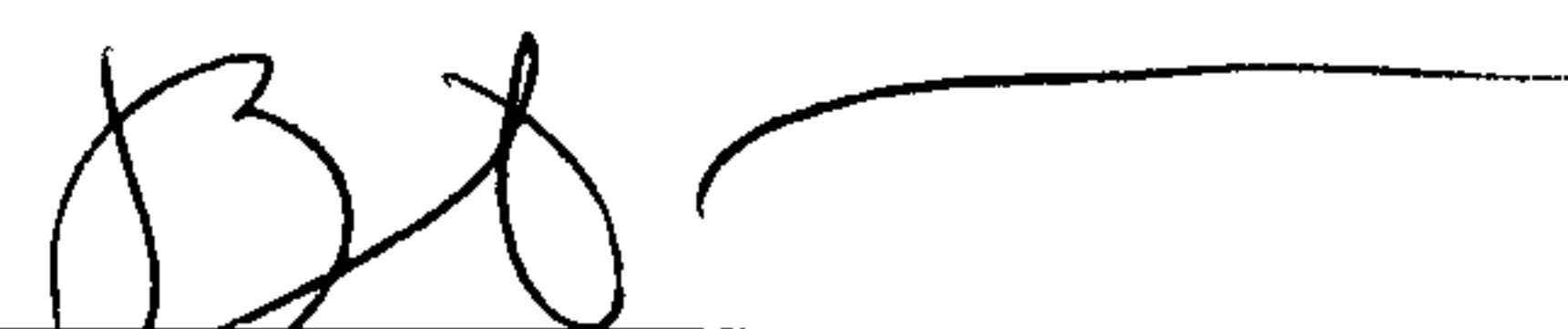
TO HAVE AND TO HOLD the above described property unto the said Merchants and Farmers Bank, n/k/a Renasant Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.


IN WITNESS WHEREOF, the said Thomas H. Morris and Merchants and Farmers Bank, n/k/a Renasant 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 7th day of May, 2014.

Thomas H. Morris

BY: 
Burt W. Newsome
Attorney-in-Fact

Renasant Bank

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

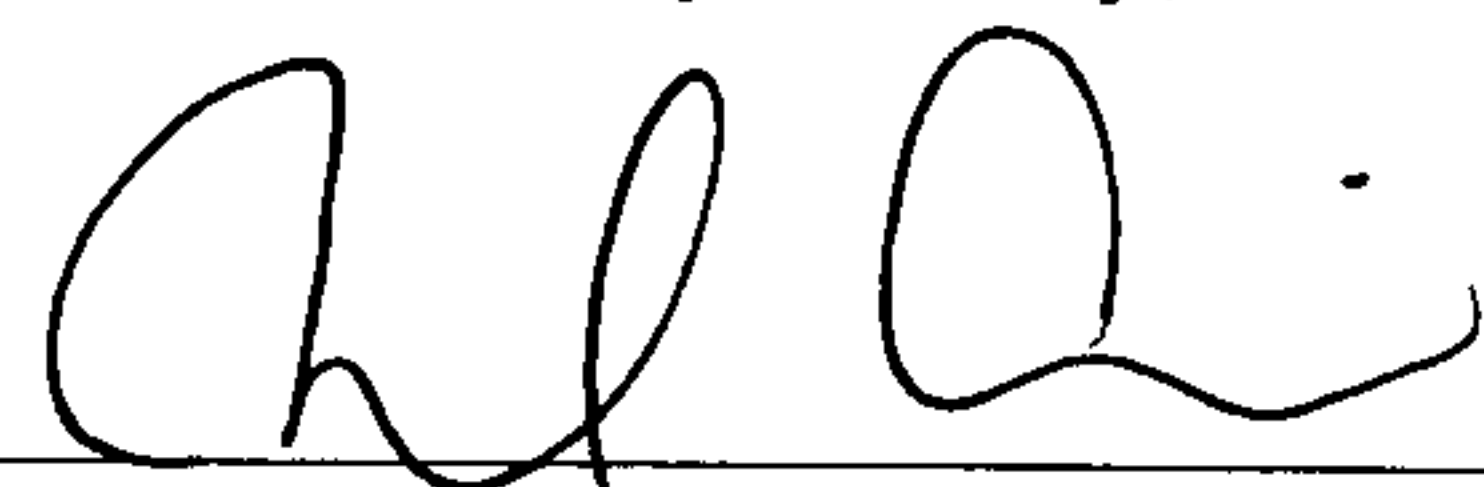
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 Thomas H. Morris, whose name as Attorney-in-Fact and agent for Renasant 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 7th day of May, 2014.


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

Real Estate Sales Validation Form

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

Grantor's Name Thomas H. Morris
Mailing Address 25902 Highway 25
Wilsonville, AL 35186

Grantee's Name Renasant Bank
Mailing Address c/o Newsome Law, LLC
P.O. Box 382753
Birmingham, AL 35238

Property Address 25902 Highway 25
Wilsonville, AL 35186

Date of Sale 5/7/2014
Total Purchase Price \$ 115,000.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Foreclosure Deed

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 5/7/2014

Print Burt Newsome, Attorney for Renasant Bank

Unattested
(verified by)

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

Form RT-1



20140507000137590 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
05/07/2014 12:05:52 PM FILED/CERT