


STATE OF ALABAMA

COUNTY OF SHELBY


20140512000142840 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
05/12/2014 02:57:47 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on June 22, 2012, Jack W. Orcutt executed a certain mortgage on the property hereinafter described to Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison, said mortgage being recorded as Instrument # 20110627000185880 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 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, the debt secured by the mortgage matured and default was made in the payment of the indebtedness secured by said mortgage, and the said Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison 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, for three successive weeks, in its editions of April 16, April 23, and April 30, 2014; and

WHEREAS, on the 9th day of May, 2014, 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 William R. Justice was the Auctioneer who conducted said sale for Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison, in the amount of One Hundred Sixty-four Thousand Six Hundred Twenty-two and 39/100 Dollars (\$164,622.39), which sum of money Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Sixty-four Thousand Six Hundred Twenty-two and 39/100 Dollars (\$164,622.39) on the indebtedness secured by said mortgage, the said Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospier Harrison the following described property situated in Shelby County, Alabama, to-wit:

A parcel in part of the Southwest Quarter of the Northeast Quarter and in part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 18 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows:
Commence at an existing 1 in. pipe at the Southwest corner of the

Northwest Quarter of the Southeast Quarter and run North 00 deg. 15 min. East along the West line of said quarter-quarter section for 855.46 feet to an existing 5/8 in. rebar; thence North 00 deg. 22 min. 25 sec. East along said West line for 705.63 feet to an existing 1/2 in. rebar on the South right-of-way of Shelby County Highway #43 (80 ft. right-of-way); thence South 89 deg. 11 min. 40 sec. East along said South right-of-way for 337.94 feet to a 5/8 in. rebar set at the Point of Beginning. Thence continue South 89 deg. 11 min. 40 sec. East along said South right-of-way for 236.22 feet to a 5/8 in. rebar set; thence (leaving right-of-way) run South 00 deg. 48 min. 20 sec. West for 553.35 feet to a 5/8 in. rebar set; thence North 89 deg. 11 min. 40 sec. West for 236.22 feet to a 5/8 in. rebar set; thence North 00 deg. 48 min. 20 sec. East for 553.55 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto the Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospers Harrison, and her 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, Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospers Harrison has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 9th day of May, 2014.

Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospers Harrison, Mortgagee:

By: William R. Justice
William R. Justice as Attorney in Fact and Auctioneer.

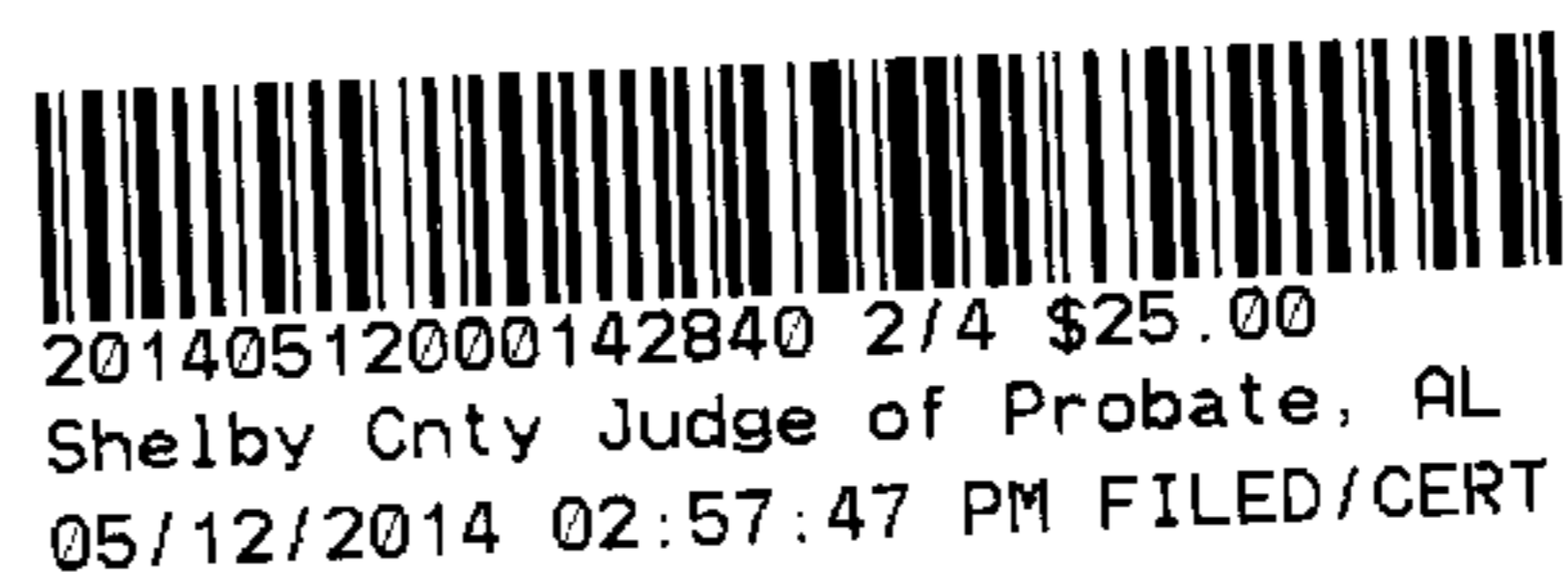
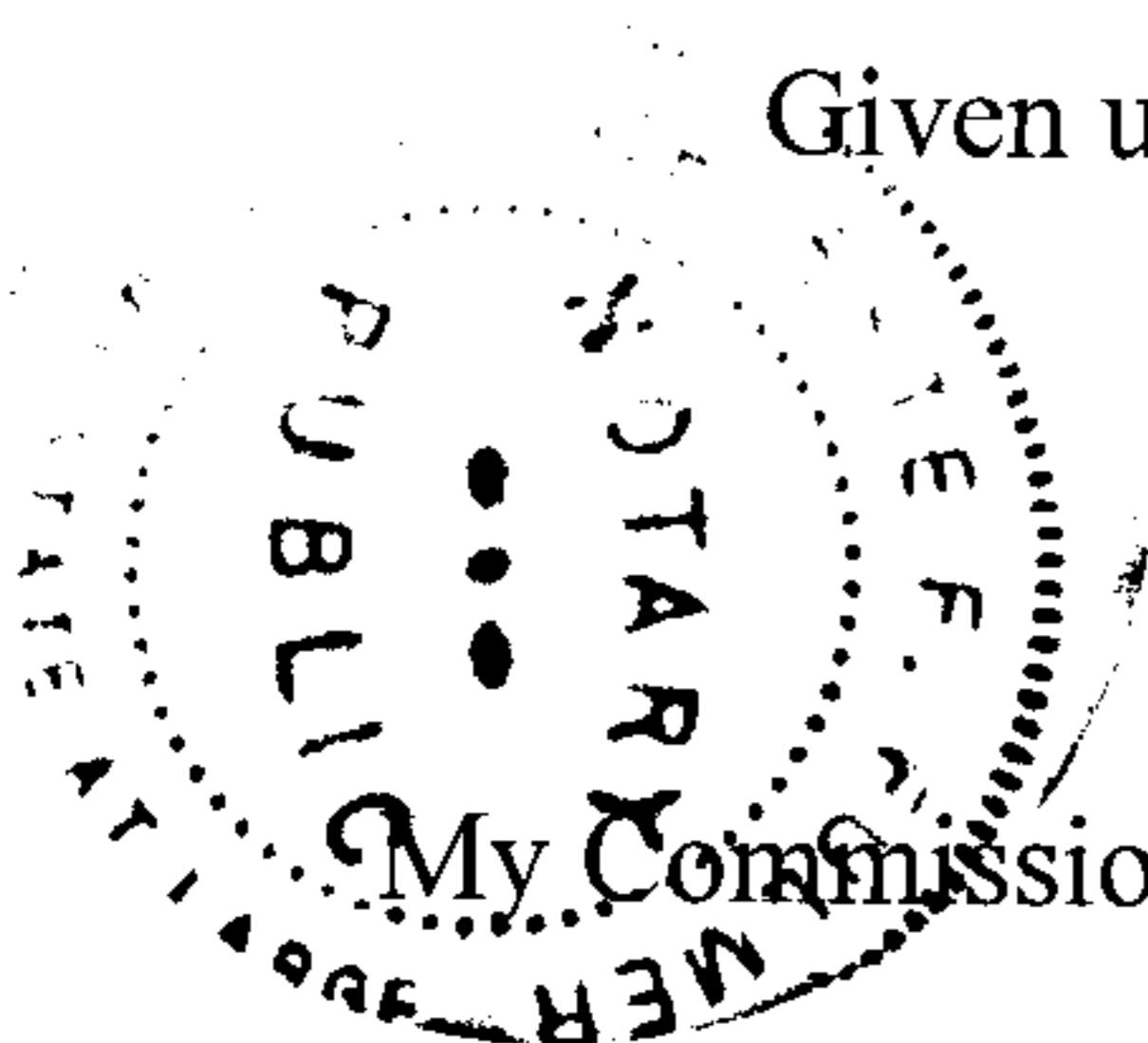
By: William R. Justice
William R. Justice as Auctioneer conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Gracie H. Cherry, as personal representative of the Estate of Jimmie Cospers Harrison, 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 and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 9th day of May, 2014.

Robert Fulmer
Notary Public

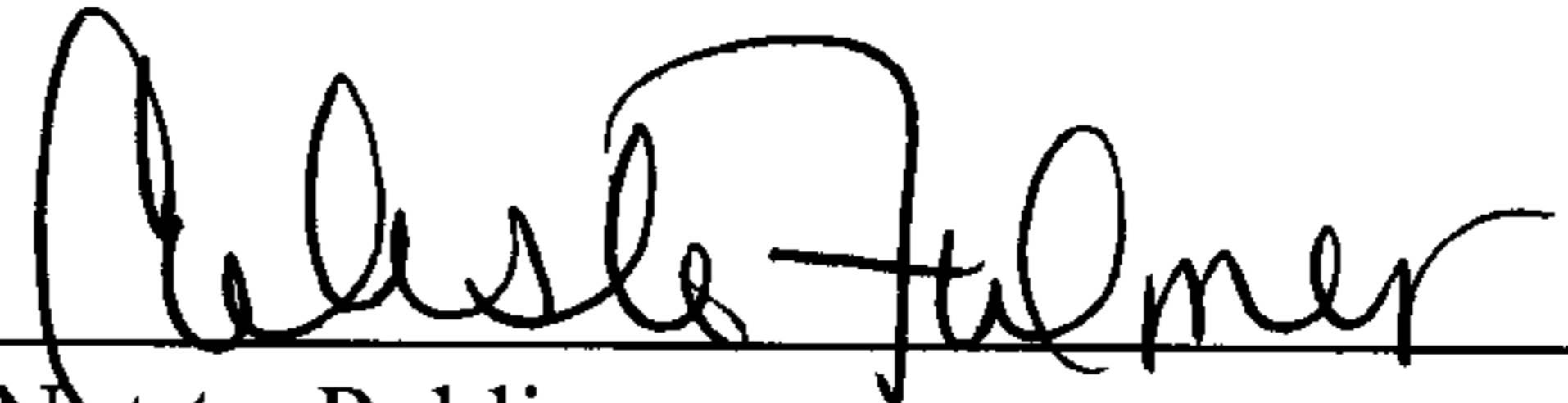


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.



Given under my hand and official seal the 9th day of May, 2014.



Notary Public

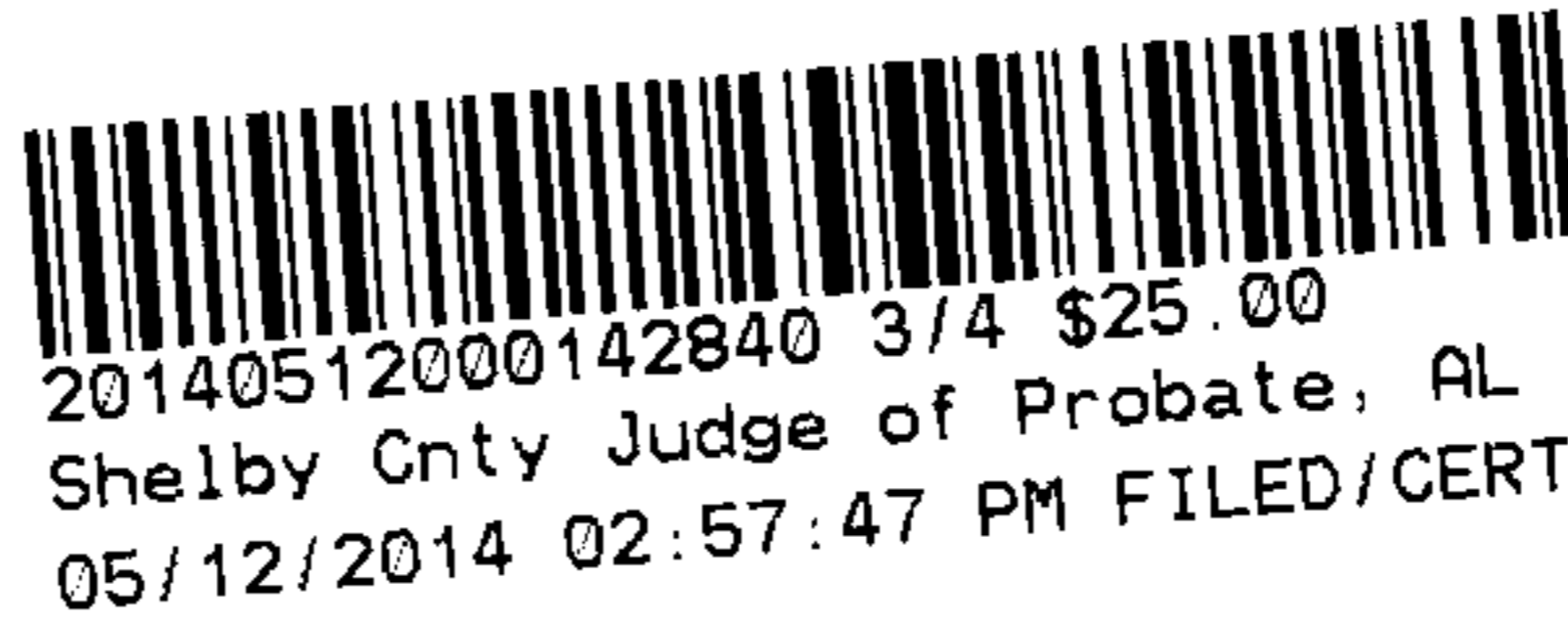
My Commission Expires: 10-9-16

Document prepared by:

William R. Justice, Attorney at Law, P.O. Box 587, Columbiana, AL 35051

Send tax notice to:

Gracie H. Cherry, as personal representative of the Estate of Jimmie Cosper Harrison
2417 Coleman Rd., Anniston, AL 36207-6825



Real Estate Sales Validation Form

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

Grantor's Name Jack W. Orcutt
Mailing Address 13600 Hwy 43
Vandover, AL 35176

Grantee's Name Gracie H. Cherry, as personal representative of the Estate of Jimmie Cosper Harrison
Mailing Address 2417 Coleman Rd.
Anniston, AL 36207-6825

Property Address 13600 Hwy 43
Vandover, AL

Date of Sale 5-9-14
Total Purchase Price \$ 164,622.39



20140512000142840 4/4 \$25.00
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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 auction sale
☐ 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 5-9-14

Print William R. Justice

☐ Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1