

THIS INSTRUMENT WAS PREPARED BY:

FOSTER D. KEY, ATTORNEY AT LAW

POST OFFICE BOX 360345

BIRMINGHAM, ALABAMA 35236-0345

Shelby County, AL 06/13/2014

State of Alabama

Deed Tax: \$27.50

SEND TAX NOTICE TO:

R REALTY, LLC

STATE OF ALABAMA

SHELBY COUNTY



20140613000179180 1/3 \$49.50
Shelby Cnty Judge of Probate, AL
06/13/2014 09:50:20 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **July 18, 2007**, **Chris T. Humphrey and Jenni B. Humphrey, husband and wife**, executed a certain mortgage on property hereinafter described to **J. Travis Rowell and Martha J. Rowell**, which mortgage is recorded in **Instrument Number 20070724000345800, Record of Mortgages, in the Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 the City of **Columbiana, Shelby County, Alabama**, after giving notice of the time, place and terms of said sale in some newspaper publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **J. Travis Rowell and Martha J. Rowell**, 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 **May 07, 2014; May 14, 2014; and May 21, 2014**; and

WHEREAS, on **June 11th, 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 conducted and **J. Travis Rowell and Martha J. Rowell**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **J. Travis Rowell and Martha J. Rowell** and whereas **R Realty, LLC** was the highest bidder and best bidder in the amount of **Twenty Seven Thousand Two Hundred Fifty One Dollars and 00/100 (\$27,251.00)** on the indebtedness secured by said mortgage, said **J. Travis Rowell and Martha J. Rowell**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Chris T. Humphrey and Jenni B. Humphrey, husband and wife**, does hereby grant, bargain, sell and convey unto **R Realty, LLC** the following-described property situated in **Shelby County, Alabama**, to-wit:

Commence at the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the East line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 28, 578.78 feet to a point; thence 131 degrees 36 minutes left and Southwesterly 924.85 feet to the point of beginning of the property being described; thence continue along last mentioned course for a distance of 196.64 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 16 minutes and run in a Southeasterly direction for a distance of 708.24 feet to an existing iron pin; being on the Northwest right-of-way line of South Shades Crest Road; thence turn an angle to the left of 89 degrees 03 minutes 25 seconds and run in a Northeasterly direction along said Northwest right-

of-way line of South Shades Crest Road for a distance of 123.22 feet to an existing iron pin; thence turn an angle to the left of 85 degrees 00 minutes 26 seconds and run in a Northwesterly direction for a distance of 709.73 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto its 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, J. Travis Rowell and Martha J. Rowell, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 11th day of June, 2014.

Chris T. Humphrey and Jenni B. Humphrey, husband and wife,

By: Foster D. Key
FOSTER D. KEY, ATTORNEY-IN-FACT

J. Travis Rowell and Martha J. Rowell

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

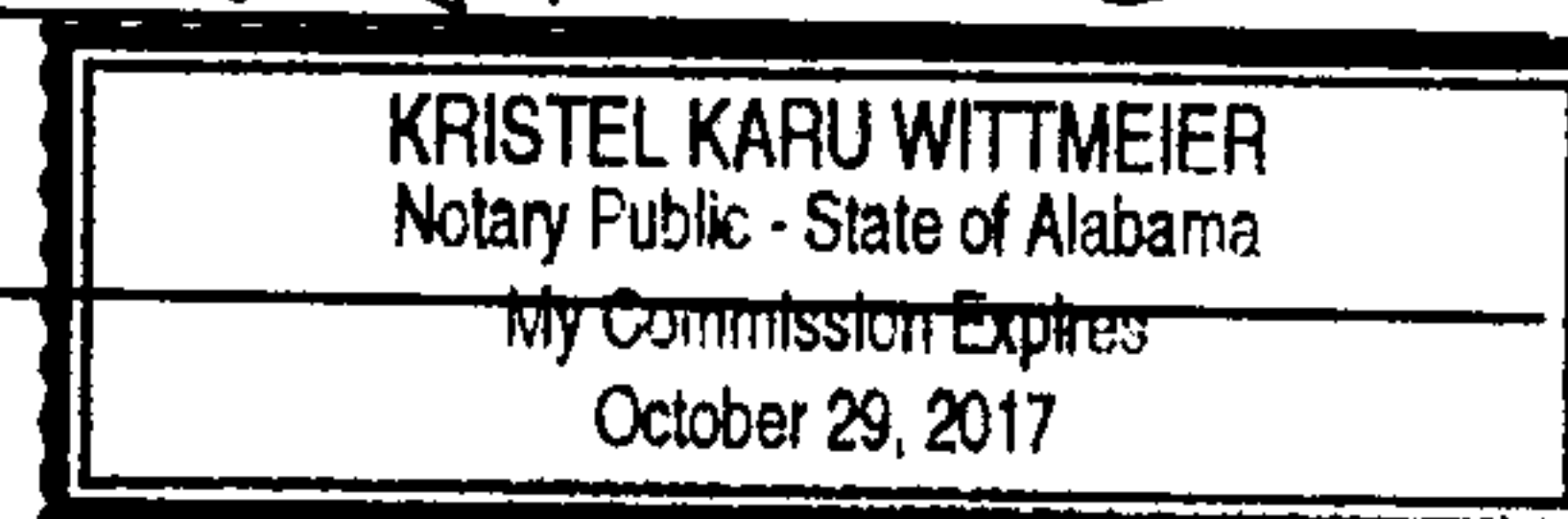
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as Attorney-in-Fact for Chris T. Humphrey and Jenni B. Humphrey, husband and wife, and as Auctioneer and Attorney-in-Fact for J. Travis Rowell and Martha J. Rowell, and who is known 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of June, 2014.

Kristel Karu Wittmeier

Notary Public

My Commission expires: _____



Grantor's Name: J. Travis Rowell and
Martha J. Rowell

Grantee's name: R Realty, LLC


Mailing Address: 207 Christmas Place
Camden, SC 29020

Property Address: 5244 South Shades Crest Rd.
Birmingham, AL 35022

Date of Sale: 06/11/14
Total Purchase Price: \$27,251.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☒ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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