

INSTRUMENT PREPARED BY:
Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076

SEND TAX NOTICE TO:
Central State Bank
P.O. Box 180
Calera, AL 35040

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


KNOW ALL MEN BY THESE PRESENTS, that;

WHEREAS, on to-wit; February 8, 2001, Ronnie Abbott and Kim Abbott executed a Mortgage, recorded in Instrument No. 2001-5598, Office of the Probate Judge, Shelby County, Alabama and on July 5, 2006, Ronnie Abbott, Kim Abbott, Heath Abbott, and Lindsey Abbott executed a Mortgage recorded in said Probate Office, in Instrument Number 20060728000364950, both in favor of Central State Bank, and;

WHEREAS, Ronnie Abbott, Kim Abbott, Heath Abbott and Lindsey Abbott are all herein referred to as "Mortgagor", whether one or more; and

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deeds, and whereas, in and by said mortgage deeds the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deeds, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deeds and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of the said sale have been advertised for three (3) consecutive weeks in the SHELBY COUNTY REPORTER, a newspaper published in the CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA and under the dates of June 25 and July 2 and 9, 2014 and the sale has been made at public auction in all respects as provided in said Mortgage Deeds and in said notice on, to-wit; July 10, 2014, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale CENTRAL STATE BANK was the highest bidder therefor, having bid and paid the sum of One Hundred Three Thousand Seven Hundred Eighty Seven and 13/100 (\$103,787.13) DOLLARS, which said amount constituted the last, best and highest bid therefor;


20140710000209640 1/4 \$28.00
Shelby Crty Judge of Probate, AL
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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Three Thousand Seven Hundred Eighty Seven and 13/100 (\$103,787.13) DOLLARS, in hand paid by CENTRAL STATE BANK, receipt of which is hereby acknowledged, the said Mortgagee, acting by and through MITCHELL A. SPEARS, ATTORNEY-IN-FACT and AUCTIONEER making the sale, who is duly authorized as such by said Mortgage and under the laws of Alabama; to execute a deed to the Purchaser does;

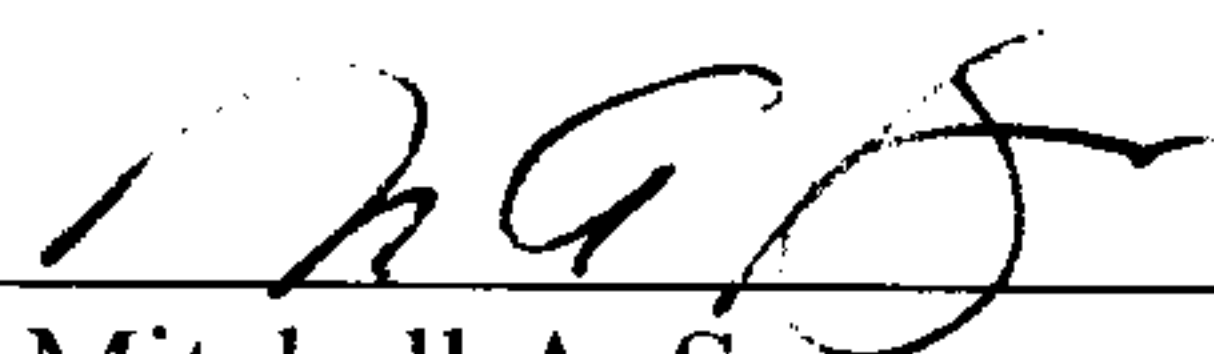
Give, Grant, Bargain, Sell and Convey unto the said CENTRAL STATE BANK, its successors, and assigns, all right, title and interest of Ronnie Abbott, Kim Abbott, Heath Abbott and Lindsey Abbott in and to the real property hereinafter described, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after July 10, 2014, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:


Commence at the SW corner of the SW ¼ of the SE ¼ of Section 30, Township 21 South, Range 2 West; thence run North along said ¼ - ¼ line a distance of 153.38 feet to the point of beginning; thence continue along last described course a distance of 518.81 feet; thence turn an angle of 93 degrees 19 minutes 50 seconds right and run a distance of 130.00 feet; thence turn an angle of 86 degrees 40 minutes 10 seconds right and run a distance of 521.25 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated November 3, 2000.

TO HAVE AND TO HOLD, unto the said CENTRAL STATE BANK and its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 10th day of July, 2014, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

CENTRAL STATE BANK

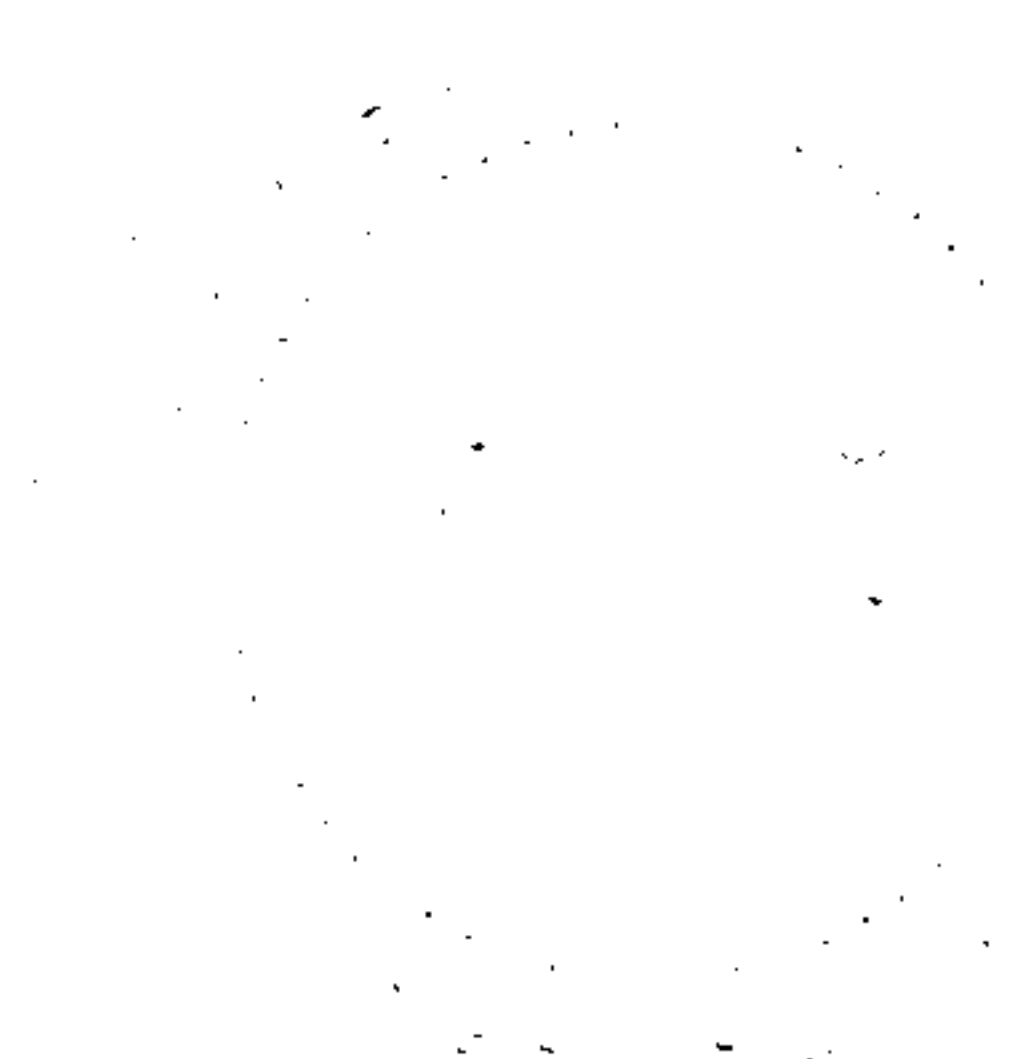
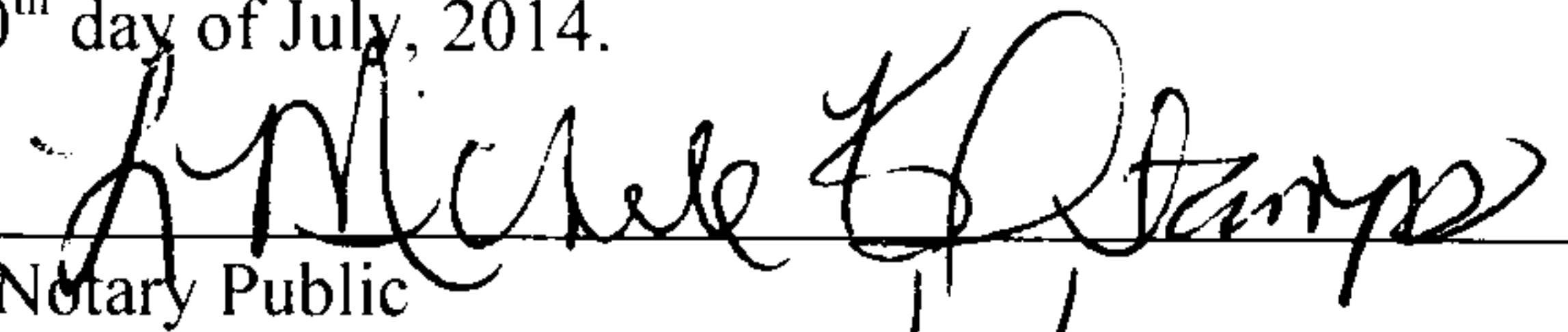

By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as Attorney-in-Fact and 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 Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of Central State Bank, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2014.

Notary Public
My commission expires: 5/17/2015


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank
Mailing Address P. O. Box 180
Calera, AL 35040

Grantee's Name Cetral State Bank
Mailing Address P. O. Box 180
Calera, AL 35040

Property Address 4159 Smokey Road
Alabaster AL 35007

Date: July 10, 2014
Total Purchase Price \$103,787.13
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
XX Other Mortgagee was Purchaser at Mortgage
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).

Print Mitchell A. Spears

Sign 
(Grantor/Grantee/Owner/Agent) circle one
Attorney for Mortgagee

