

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit December 11, 2007, Terry Newman and Norma Newman, a married couple, executed a certain mortgage on property hereinafter described to Merchants & Farmers Bank, now known as Renasant Bank, which said mortgage is recorded in Instrument # 2008-262150, 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 & Farmers Bank, now known as 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 July 2, July 9, and July 16, 2014. WHEREAS, on the 23rd day of July, 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 Terry Newman and Norma Newman 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 & Farmers Bank, now known as Renasant Bank, and

WHEREAS, the said Merchants & Farmers Bank, now known as Renasant Bank, was the highest bidder in the amount of Two Hundred Three Thousand Six Hundred Thirty-Five and 37/100 Dollars (\$203,635.37) which sum of money Merchants & Farmers Bank, now known as 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 Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred Three Thousand Six Hundred Thirty-Five and 37/100 Dollars (\$203,635.37), the said Terry Newman, Norma Newman and Merchants & Farmers Bank, now known as 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 Renasant Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Northeast ¼ of the Southwest ¼, Northwest ¼ of Southeast ¼, Section 35, Township 19, Range 2 East, Situated in Shelby County, Alabama.

Grantor also grants to the Grantees an easement for ingress and egress and utilities across and through the remaining property of the grantors, lying in the SE ¼ of the SW ¼ and the SW ¼ of the SW ¼ of said Section 35, lying NE of US Highway 280. This easement shall include the right to improve as necessary, for appropriate legal access to the above described property. This easement shall be perpetual and inure to the benefit of the grantees and their heirs and assigns.

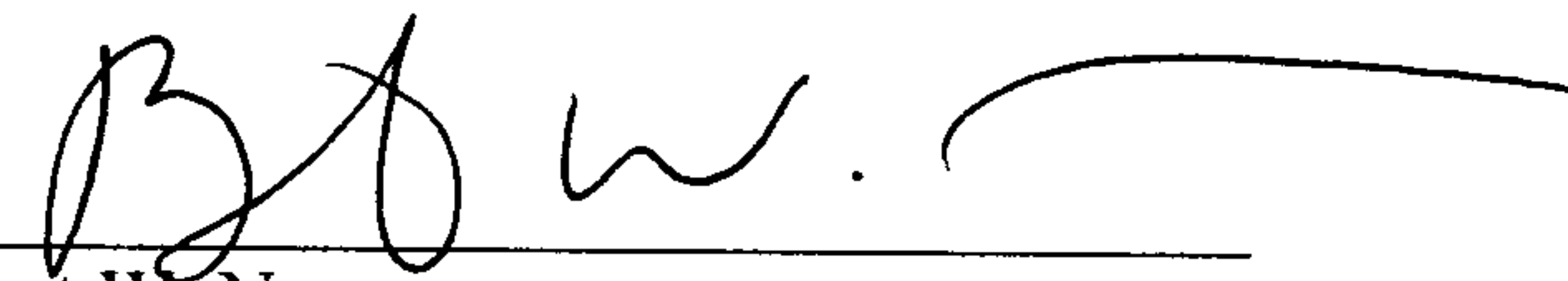
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, 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 & Farmers Bank, now known as 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.

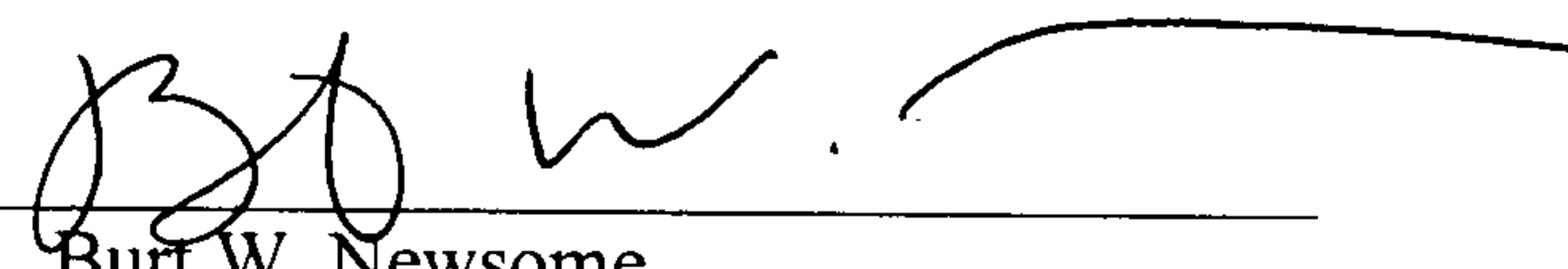
IN WITNESS WHEREOF, the said Terry Newman, Norma Newman and Merchants & Farmers Bank, now known as Renasant Bank, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all

parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 23rd day of July, 2014.

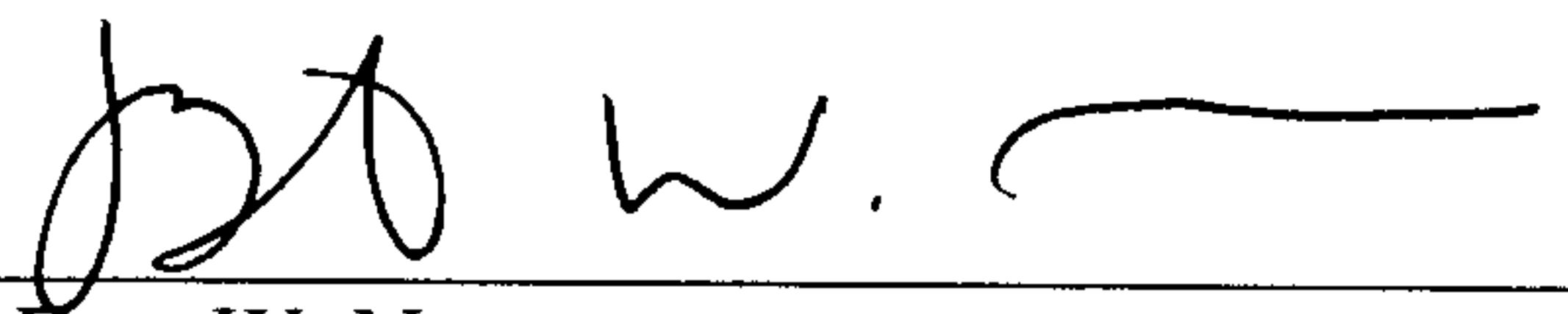
Terry Newman

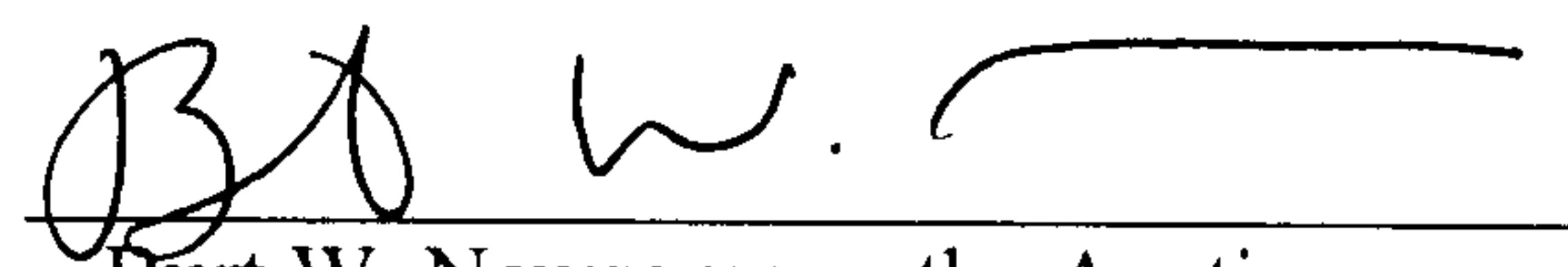
BY: 
Burt W. Newsome
Attorney-in-Fact

Norma Newman

BY: 
Burt W. Newsome
Attorney-in-Fact

Renasant Bank, f/k/a Merchants and Farmers Bank

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

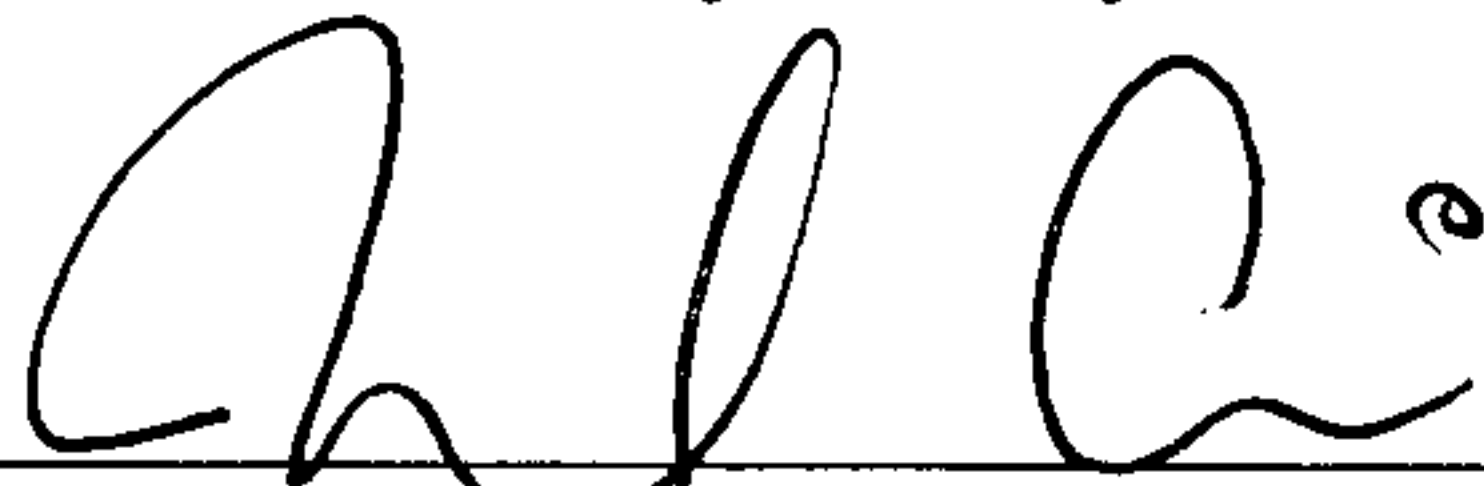
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 Terry Newman and Norma Newman, whose name as Attorney-in-Fact and agent for Renasant Bank, f/k/a Merchants and Farmers 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 23rd day of July, 2014.


Notary Public in and for
the State of Alabama at Large
Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016
My Commission Expires _____

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 Terry & Norma Newman
Mailing Address 773 Old Lokey Ferry Road
Wilsonville, AL 35186

Grantee's Name Renasant Bank
Mailing Address P.O. Box 382753
Birmingham, AL 35238

Property Address Larkin Lane
Harpersville, AL 35078

Date of Sale 7/23/2014
Total Purchase Price \$ 203,635.37

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 7/23/2014

Print Burt W. Newsome, Attorney for Renasant Bank

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Shelby Cnty Judge of Probate, AL
07/23/2014 12:34:00 PM FILED/CERT