

STATE OF ALABAMA
COUNTY OF SHELBY

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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 24th day of March, 2004, Donald Elwood Johnson and Wendy E. Johnson, Husband and Wife, executed a certain mortgage on property hereinafter described to American General Financial Services of Alabama, Inc, n/k/a Springleaf Financial Services of Alabama, Inc. which said mortgage is recorded in Instrument No. 20040326000156500, 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Springleaf Financial Services of Alabama, Inc. 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 said mortgage by publication in The Shelby County Reporter a newspaper of general circulation, published in Shelby County, Alabama, in its issues of July 16, 2014; July 23, 2014 and July 30 2014 ; and

Shelby County, AL 08/21/2014
State of Alabama
Deed Tax: \$135.00


20140821C00262130 1/6 \$166.00
Shelby Cnty Judge of Probate, AL
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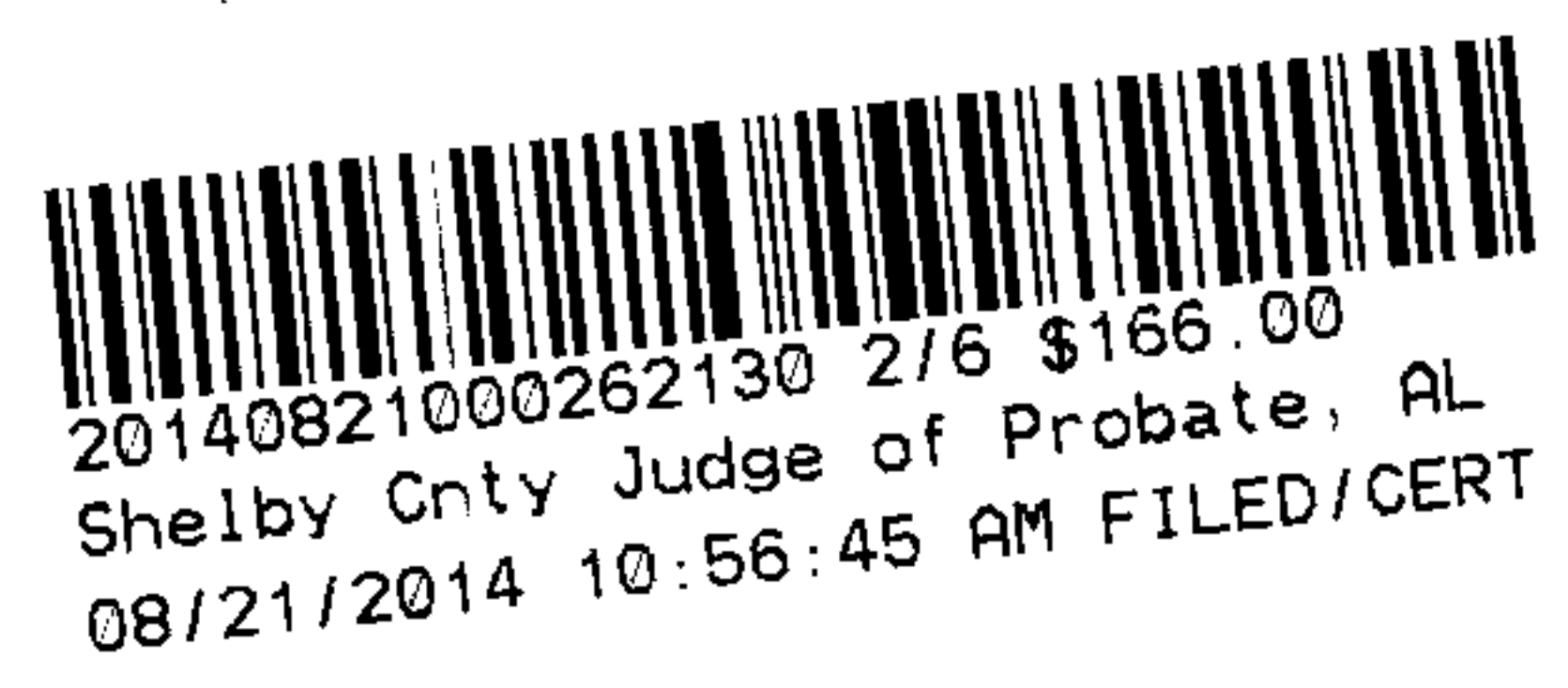
WHEREAS, on the 13th day of August, 2014, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Jackson E. Duncan, III, as Attorney-in-Fact for the said Springleaf Financial Services of Alabama, Inc. did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Jackson E. Duncan, III was the Auctioneer who conducted said foreclosure sale for the said Springleaf Financial Services of Alabama, Inc; and

WHEREAS, David B. Atchison and Ruby G. Atchison were the highest bidders in the amount of One Hundred Thirty-Five Thousand and No (\$ 135,000.00) Dollars, which sum of money Springleaf Financial Services of Alabama, Inc. offered to apply to the costs of foreclosure and apply the remaining balance to the indebtedness secured by said mortgage, and said property was thereupon sold to David B. Atchison and Ruby G. Atchison.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a payment in the amount of One Hundred Thirty-Five Thousand and No (\$ 135,000.00) Dollars, on the indebtedness secured by said mortgage, the said Springleaf Financial Services of Alabama, Inc. and Donald Elwood Johnson and Wendy E. Johnson by and through Jackson E. Duncan, III, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto David B. Atchison and Ruby G. Atchison, as joint tenants, with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described property situated in Shelby County, Alabama, to-wit:

BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EASTERLY ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 FOR 1317.77 FEET TO A POINT, BEING APPROXIMATELY



20 FEET WEST OF THE CENTERLINE OF COUNTY HIGHWAY 48; THENCE TURN AN ANGLE OF 85 DEG. 06 MIN. 48 SEC. TO THE RIGHT AND RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 682 FEET AND A CENTRAL ANGLE OF 30 DEG. 30 MIN. 52 SEC. BEING APPROXIMATELY 20 FEET FROM THE CENTERLINE OF SAID COUNTY HIGHWAY, FOR AN ARC DISTANCE OF 363.22 FEET TO A POINT; THENCE TURN AN ANGLE OF 6 DEG. 32 MIN. 56 SEC. TO THE LEFT FROM THE CURVE TANGENT AND RUN 137.94 FEET; THENCE TURN AN ANGLE OF 2 DEG 51 MIN 42 SEC TO THE LEFT AND RUN 186.29 FEET; THENCE TURN AN ANGLE OF 3 DEG. 25 MIN. 28 SEC. TO THE LEFT AND RUN 204.23 FEET TO A POINT, BEING APPROXIMATELY 20 FEET SOUTHWEST OF THE CENTERLINE OF SAID COUNTY HIGHWAY; THENCE TURN AN ANGLE OF 92 DEG. 39 MIN. 54 SEC. TO THE RIGHT AND A RUN 205.93 FEET TO A POINT; THENCE TURN AN ANGLE OF 91 DEG. 57 MIN. 08 SEC. TO THE LEFT AND RUN 439.94 FEET TO A POINT ON THE EAST BOUNDARY OF THE W1/2 OF THE SE1/4 OF NW1/4 SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE TURN AN ANGLE OF 47 DEG. 27 MIN. 16 SEC. TO THE RIGHT AND RUN 37.00 FEET ALONG SAID EAST BOUNDARY OF W1/2 OF SE1/4 OF NW1/4 TO A POINT THENCE TURN AN ANGLE OF 89 DEG. 54 MIN. 37 SEC. TO THE RIGHT AND RUN 51.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEG. 54 MIN. 37 SEC. TO THE LEFT AND RUN 141.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SE1/4 OF NW1/4 OF SAID SECTION 1; THENCE TURN AN ANGLE OF 89 DEG, 54 MIN. 37 SEC. TO THE RIGHT AND RUN ALONG THE SOUTH BOUNDARY OF SAID SE1/4 OF NW1/4 AND THE SOUTH BOUNDARY OF THE SW1/4 OF NW1/4 OF SAID SECTION 1 FOR A DISTANCE OF 1943.91 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SW1/4 OF NW1/4; THENCE TURN AN ANGLE OF 90 DEG. 02 MIN. 08 SEC. TO THE RIGHT AND RUN ALONG THE WEST BOUNDARY OF SAID SW1/4 OF NW1/4 FOR 1335.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS LYING IN THE SW1/4 OF THE NW1/4 AND THE W1/2 OF THE SE1/4 OF THE NW1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, AND CONTAINS 50.82 ACRES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

LESS AND EXCEPT THAT EASEMENT CONVEYED TO WILLIAM H. HARPER, RJ AND JEAN C. HARPER IN INSTRUMENT NUMBER 1997-33192 FURTHER DESCRIBED AS FOLLOWS: AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ACROSS THE SOUTH 30 FEET OF THE E 1/2 OF THE NW 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, LYING WEST OF BLUE SPRINGS ROAD, SHELBY COUNTY, ALABAMA. ALSO ANY PART OF AN EXISTING 30 FOOT ROAD RUNNING WESTERLY FROM BLUE SPRINGS ROAD, LYING IN THE SOUTH 1/2 OF NW 1/4 OF SAID SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, 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 and the right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing ad valorem taxes, 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 David B. Atchison and Ruby G. Atchison, as joint tenants, with right of survivorship for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; 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 Springleaf Financial Services of Alabama, Inc. and Donald Elwood Johnson and Wendy E. Johnson have caused this instrument to be executed by and through Jackson E. Duncan, III, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 13th day of _August, 2014.

Donald Elwood Johnson and Wendy E. Johnson

BY: _____

Jackson E. Duncan, III
Attorney-in-Fact

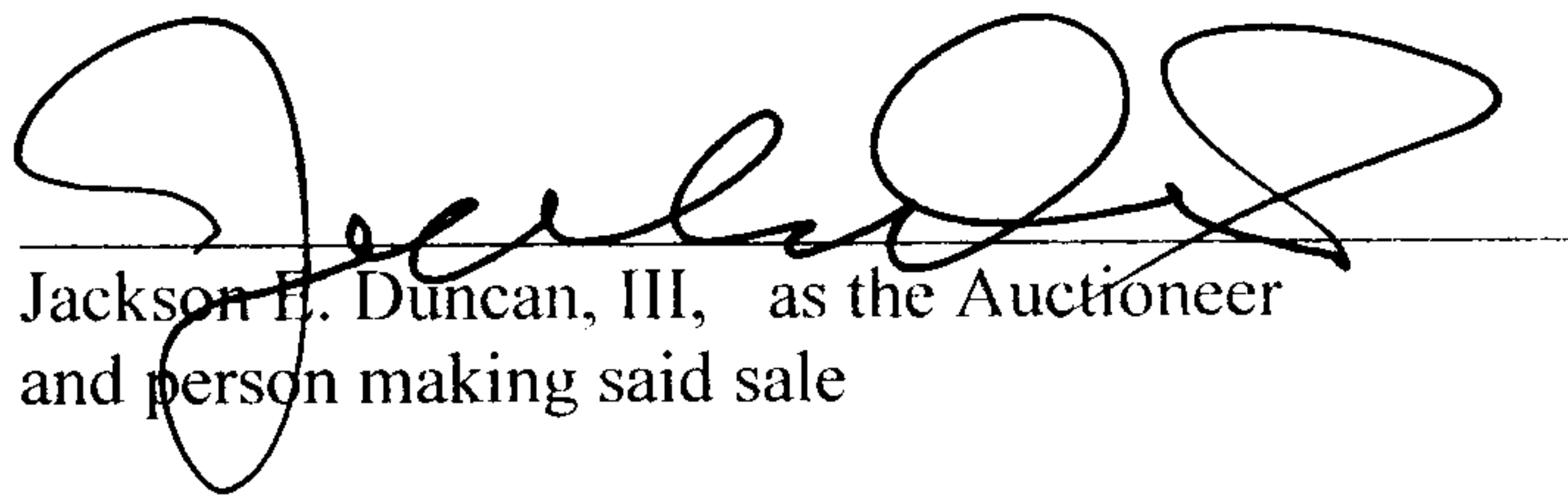
SPRINGLEAF FINANCIAL SERVICES OF ALABAMA, INC.
f/k/a AMERICAN GENERAL FINANCIAL SERVICES OF
ALABAMA, INC.

BY: _____

Jackson E. Duncan, III
Attorney-in-Fact and Agent



20140821000262130 4/6 \$166.00
Shelby Cnty Judge of Probate, AL
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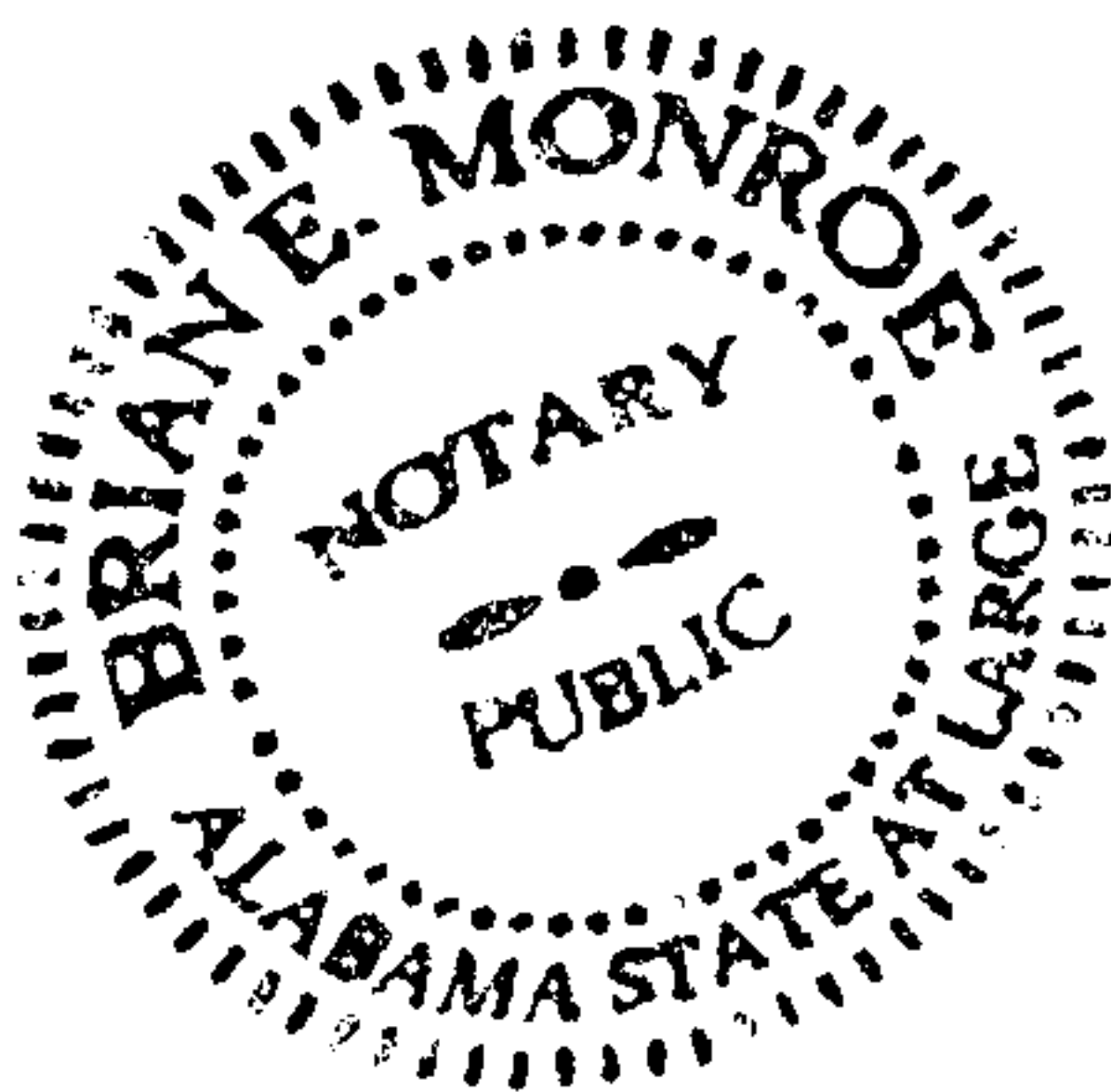

Jackson E. Duncan, III, as the Auctioneer
and person making said sale

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jackson E. Duncan, III, whose name as Attorney-in-Fact for Donald Elwood Johnson and Wendy E. Johnson, whose name as Attorney-in-Fact and agent for Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services of Alabama, Inc., and whose name as Auctioneer and person making said sale, 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 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 13th day of August, 2014.




Notary Public
My Commission Expires: November 5, 2014

THIS INSTRUMENT PREPARED BY:

Jackson E. Duncan, III, Esq.
SHAPRIO & INGLE, LLP
651 Beacon Parkway West
Suite 115
Birmingham, Alabama 35209
205-443-0081
Email: jaduncan@logs.com
File No. 14-003529


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

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

Grantor's Name	<u>Donald Elwood Johnson and Wendy E. Johnson, Husband and Wife</u>	Grantee's Name	<u>David B. Atchison and Ruby G. Atchison</u>
Mailing Address	<u>3556 Blue Springs Rd and 3530 Blue Springs Rd</u> <u>Wilsonville, AL 35186</u>	Mailing Address	
Property Address	<u>3556 Blue Springs Rd and 3530 Blue Springs Rd</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 13, 2014</u>
		Total Purchase Price	\$135,000.00
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Sale |
| <input type="checkbox"/> 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 of 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 August 13, 2014

Print: Jackson E. Duncan, III

Unattested

(verified by)

Sign

Grantee's Authorized Attorney

Form RT - 1

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