

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: November 7, 2012, David F. Ritchey, an unmarried man, Mortgagor, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc (MERS) as nominee for TrustMark National Bank, a corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20121120000445440, in aforesaid records; and

WHEREAS, the said Mortgage Electronic Registrations Systems, Inc (MERS) as nominee for TrustMark National Bank transferred and assigned said mortgage and the debt thereby secured to TrustMark National Bank, a corporation, being recorded in Instrument 20140305000059770, aforesaid records, and TrustMark National Bank, is now the holder and owner of said mortgage and debt.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said TrustMark National Bank, Transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Columbiana, Shelby County, Alabama in its issues of August 6, 13 and 20, 2014; and

WHEREAS, on August 28, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said TrustMark National Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of TrustMark National Bank, in the amount of One Hundred Fifty Four Thousand forty one and 10/100 (\$154,041.10), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said TrustMark National Bank; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said TrustMark National Bank; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Fifty Four Thousand forty one and 10/100 (\$154,041.10), David F. Ritchey, an unmarried man, Mortgagor, Mortgagor by and through the said TrustMark National Bank, as transferee, do grant, bargain, sell and convey unto TrustMark National Bank, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

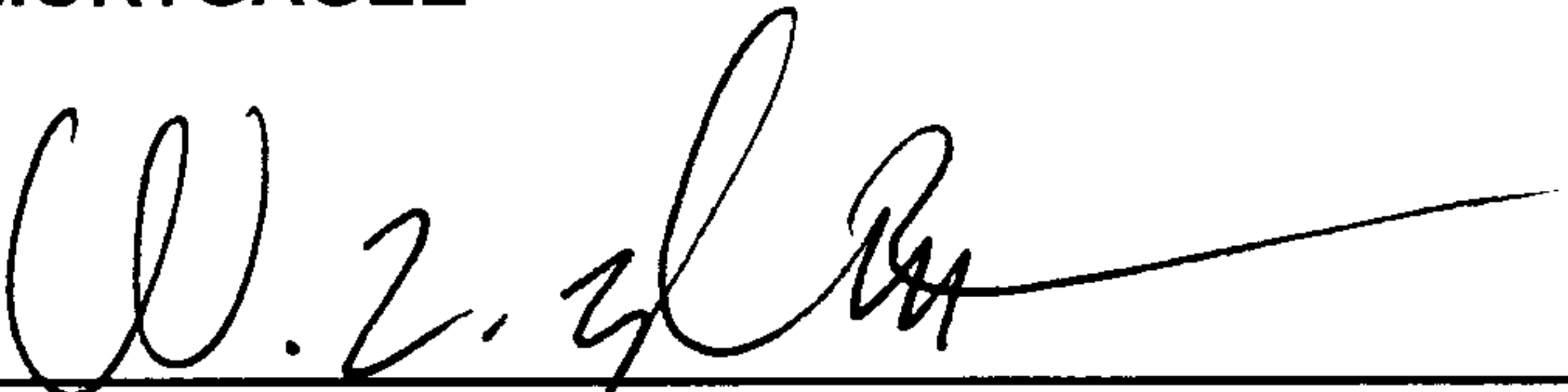
Lot 10, Block 2, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said David F. Ritchey, an unmarried man; 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, the said David F. Ritchey, an unmarried man, Mortgagor, by the said TrustMark National Bank, as Mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 28th day of August, 2014.

**DAVID F. RITCHEY,
MORTGAGOR**

**BY: TRUSTMARK NATIONAL BANK, ,
MORTGAGEE**

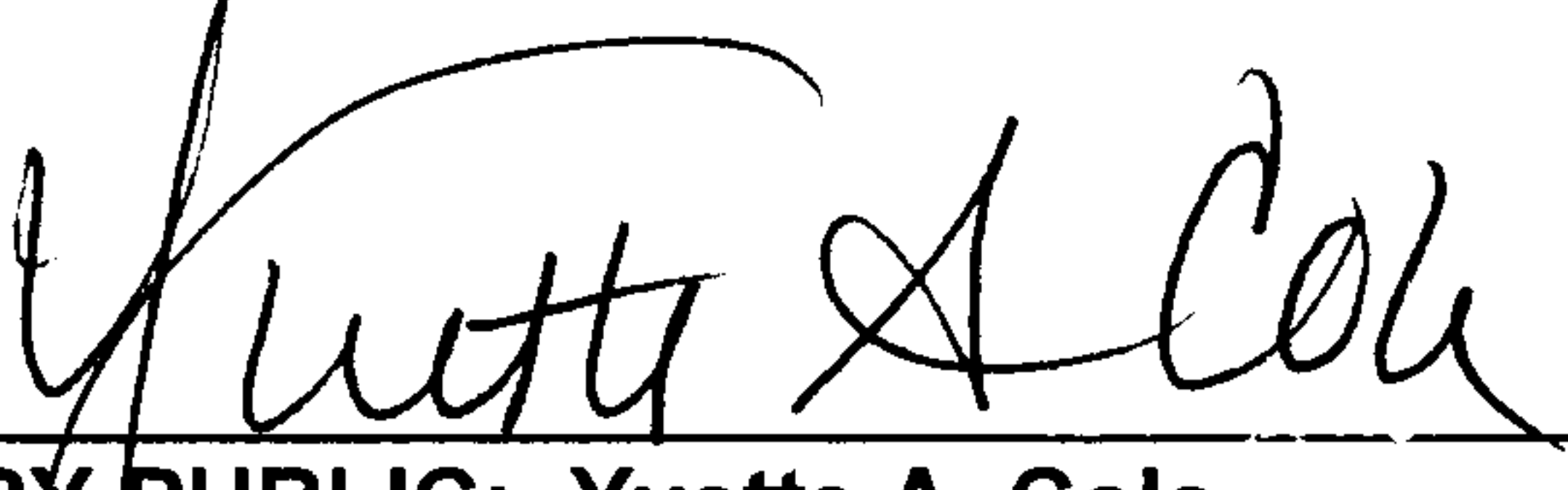
By: 

W. L. Longshore, III
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III, whose name as auctioneer for the said Trustmark National Bank 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2014.



NOTARY PUBLIC: Yvette A. Cole
My Commission Expires: 05/24/2016

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203

GRANTEE'S ADDRESS:
TrustMark National Bank
P. O. Box 522
Jackson, MS 39205

Real Estate Sales Validation Form

20140902000273920 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
09/02/2014 10:38:50 AM FILED/CERT

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

Grantor's Name: David F. Ritchey

Grantee's Name: Trustmark National Bank

Mailing Address: 929 Ryecroft Road
Pelham, AL 35124

Mailing address: P.O. Box 522
Jackson, MS 39205

Property Address: 929 Ryecroft Road
Pelham, AL 35124

Date of Sale: August 28, 2014
Total Purchase Price \$154,041.10

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 Deed)
☐ 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 8-28-2014

Print W. L. Longshore, III

☐ Unattested

Verified by [Signature]

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one