

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on March 31, 2010, The John Charles Fay, Jr. Trust Amended and Restated (A Revocable Living Trust), dated the 31st day of October, 2008 executed a certain mortgage on the property hereinafter described to Alamerica Bank, said mortgage being recorded as Instrument # 20100402000098300, in the Probate Office of Shelby County, Alabama; and said mortgage being subsequently assigned to Charles M. McKell by assignment dated June 8, 2010, recorded in the Probate Office of Shelby County, Alabama, as Instrument # 20100610000184430; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in 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 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 title 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Charles M. McKell 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 the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks, in its editions of February 26, March 5, and March 12, 2014, and notice of postponement and continuation of sale published in its edition of March 19, 2014; and

WHEREAS, on the 21st day of March, 2014, the day on which the foreclosure was due to be held under the terms of said notice of postponement and continuation, between the legal hours of sale, said foreclosure was duly and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for Charles M. McKell; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Steve Lambert, in the amount of One Hundred Three Thousand Nineteen and 50/100 Dollars (\$103,019.50), and said property was thereupon sold to Steve Lambert; and

NOW, THEREFORE, in consideration of the premises, the said Charles M. McKell, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Charles M. McKell, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Steve Lambert the following described property situated in Shelby County, Alabama, to-wit:

PARCEL II:

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama and run in a westerly direction along the South line of said 1/4-1/4 section a distance of 703.39 feet to a point; thence turn an interior angle of 87 degrees 42 minutes 20 seconds and run to the right in a northerly direction a distance of 318.58 feet to a point; thence turn an interior angle of 153 degrees 07 minutes 15 seconds and run to the right in a northeasterly direction a distance of 299.19 feet to a point; thence turn an interior angle of 119 degrees 10 minutes 25 seconds and run to the right in an easterly direction a distance of 548.72 feet to a point on the East line of said 1/4-1/4 section; thence turn an interior angle of 89 degrees 36 minutes 40 seconds and run to the right in a southerly direction and along the East line of said 1/4-1/4 section a distance of 579.57 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Steve Lambert, and his, her, its or their 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.

IN WITNESS WHEREOF, Charles M. McKell has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 21st day of March, 2014.

Charles M. McKell,
Mortgagee/Assignee:

By: William R. Justice
William R. Justice
as Attorney in Fact and
Auctioneer.

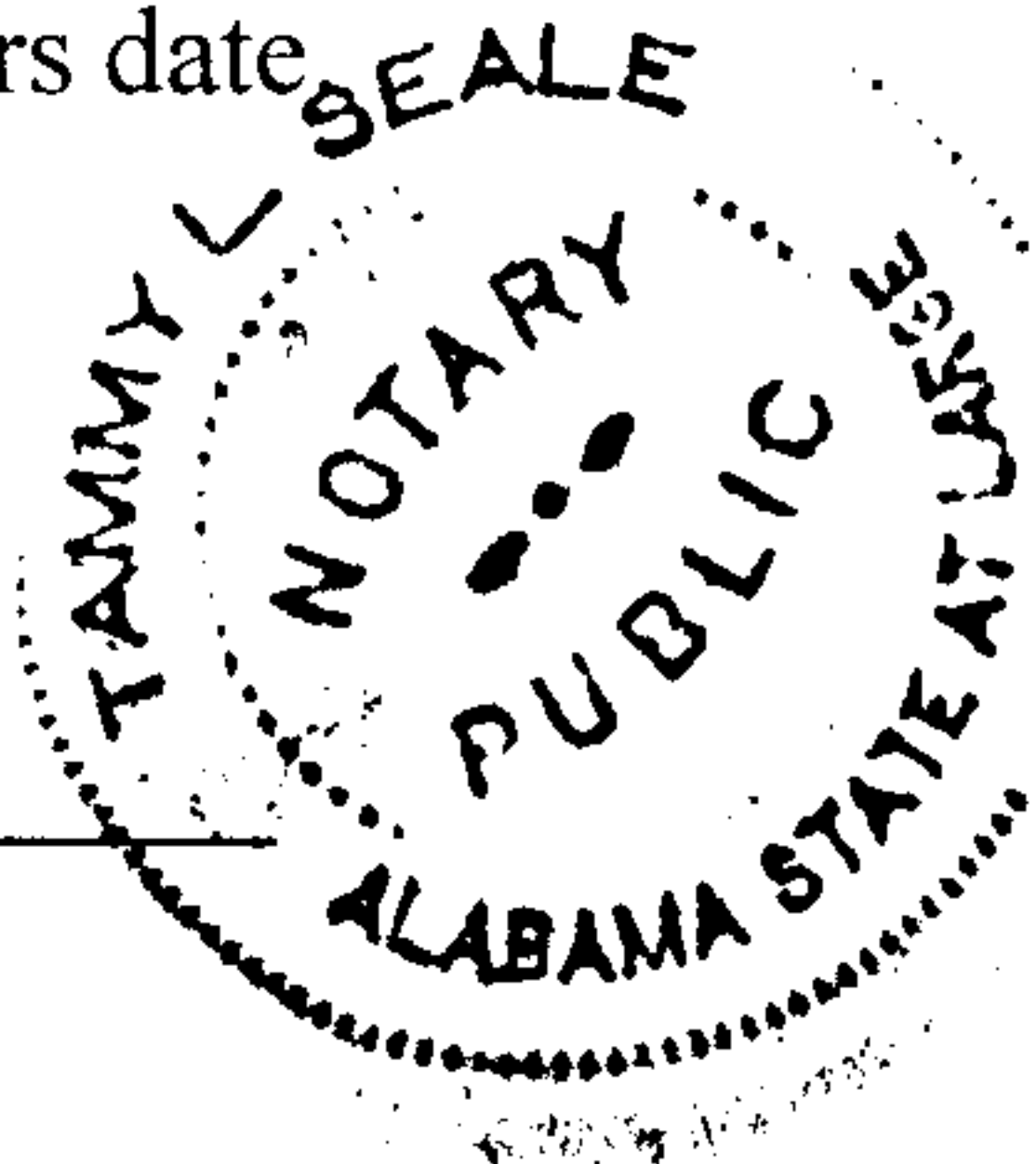
By: William R. Justice
William R. Justice
as Auctioneer conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Charles M. McKell, 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 Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 21st day of March, 2014.

Tammy L. Seale
Notary Public



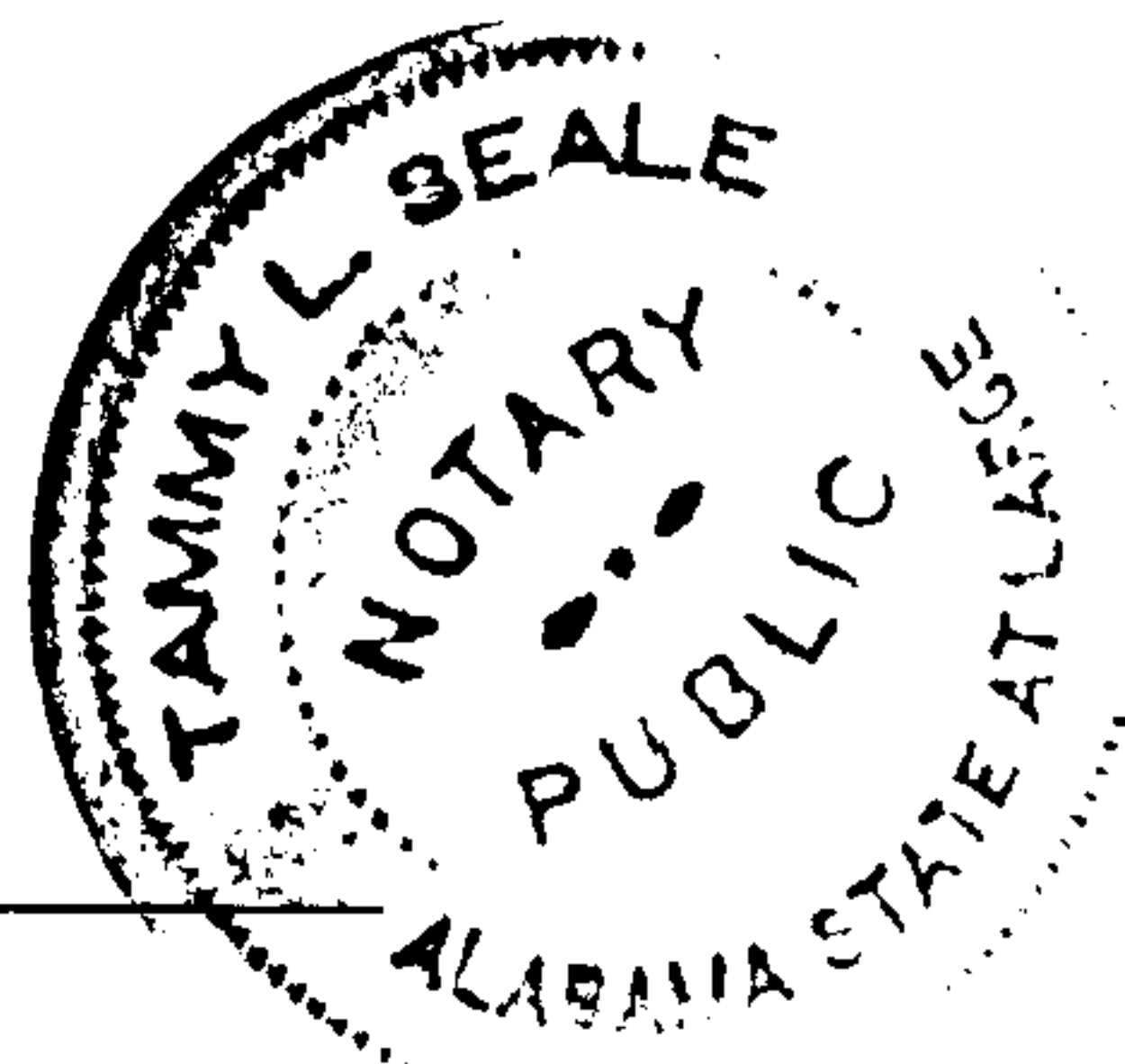
My Commission Expires: 09-07-2015

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 21st day of March, 2014.

Tammy L. Seale
Notary Public



My Commission Expires: 09-07-2015

Document prepared by:

William R. Justice, Attorney at Law
P.O. Box 587, Columbiana, AL 35051

20140902000274120 2/3 \$124.50
Shelby Cnty Judge of Probate: AL
09/02/2014 11:10:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charles M. McKell
Mailing Address 2748 Smyer Rd
Birmingham, AL 35216

Grantee's Name Steve Lambert
Mailing Address PO Box 381025
Birmingham, AL 35238

Property Address Hwy 43 & Hwy 280
Chickasaw, AL

Date of Sale 3/21/14
Total Purchase Price \$103,019.50

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 auction sale
☐ 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 3/21/14

Print William R. Justice

☐ Unattested

Sign William R. Justice

(Grantor/Grantee/Owner/Agent) circle one



20140902000274120 3/3 \$124.50
Shelby Cnty Judge of Probate, AL
09/02/2014 11:10:21 AM FILED/CERT

Form RT-1