


STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                     )

  
20140919000295290 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/19/2014 02:46:07 PM FILED/CERT

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, August 31, 2011, to wit, Christopher P. Cannon and Lisa Cannon, husband and wife, executed and delivered to BancorpSouth Bank, a mortgage conveying to BancorpSouth Bank, the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20110902000259900; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then BancorpSouth Bank, would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said BancorpSouth Bank, as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, BancorpSouth Bank, as Mortgagee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 6, 2014, August 13, 2014 and August 20, 2014, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on September 18, 2014; and

WHEREAS, after having given said notice, BancorpSouth Bank, as Mortgagee, on the 18th day of September, 2014, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, BancorpSouth Bank, as Mortgagee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Thirty-Three Thousand Four Hundred Fifty and 00/100 Dollars (\$133,450.00).

NOW, THEREFORE, Christopher P. Cannon and Lisa Cannon, by Dan Head, the auctioneer making said sale, and Dan Head, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Thirty-Three Thousand Four Hundred Fifty and 00/100 Dollars (\$133,450.00), applied by BancorpSouth Bank, as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, BancorpSouth Bank, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 59, according to the Survey of Waterstone, Phase 1, as recorded in Map Book 42, Page 24, in the Probate Office of Shelby County, Alabama.

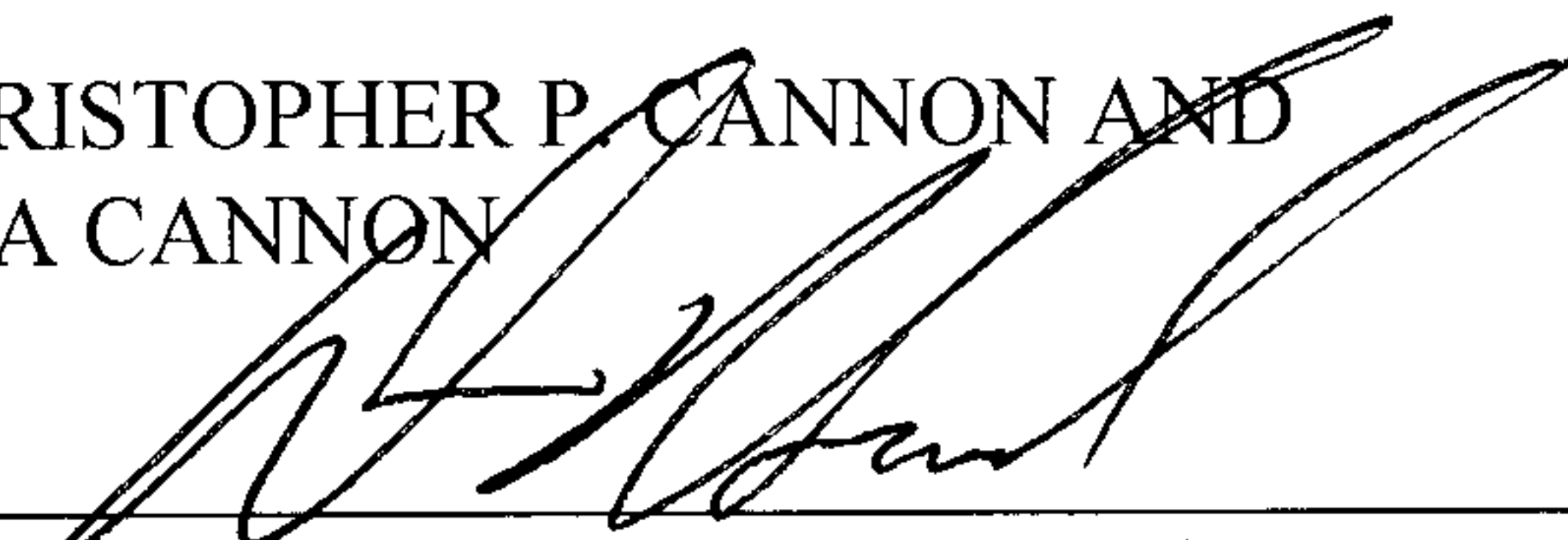
Subject to: (1) Taxes and assessments not yet due and payable; (2) Building lines, easements and restrictions as shown on plat recorded in Map Book 42, Page 24, in


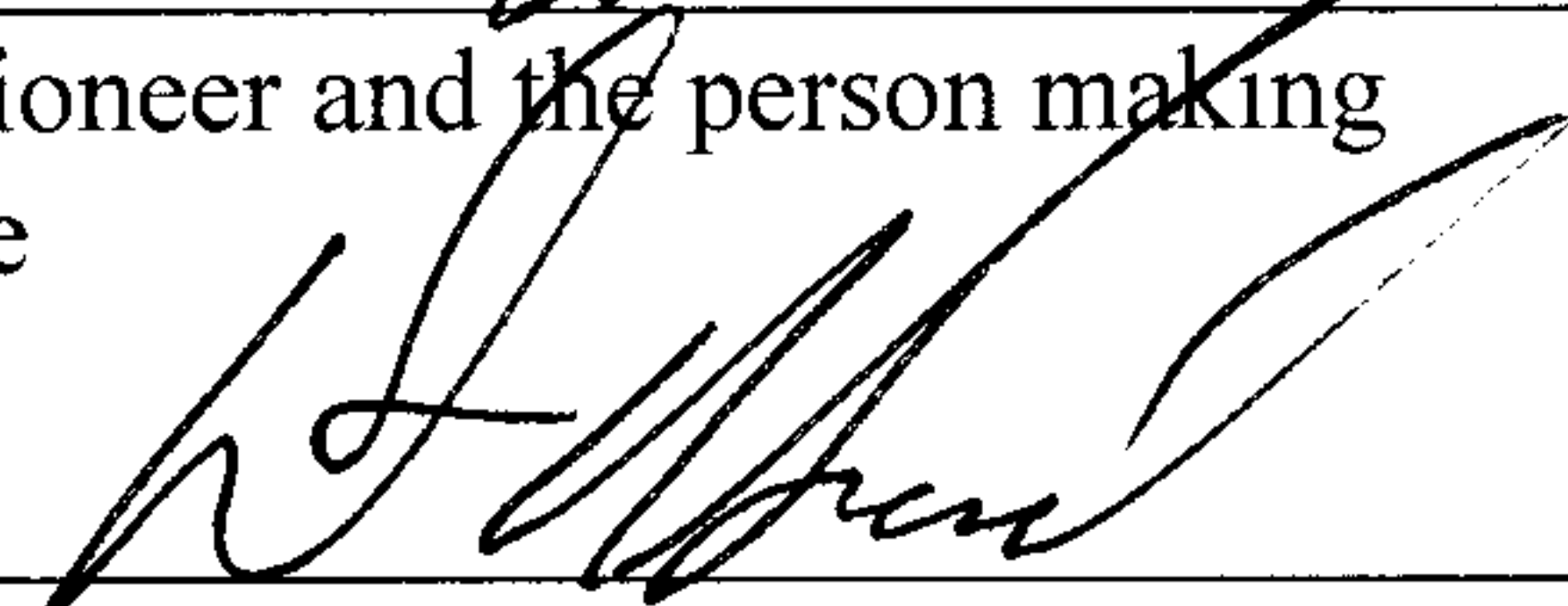


the Probate Office of Shelby County, Alabama; (3) Easement to BellSouth Telecommunications, as recorded in Instrument 20060223000086810, in the Probate Office of Shelby County, Alabama; (4) Declaration of Easement recorded in Instrument 20040106000009970 in the Probate Office of Shelby County, Alabama; (5) Easement granted to Alabama Power Company as recorded in Instrument 20100902000284230 and Instrument 20101012000339550, in the Probate Office of Shelby County, Alabama; (6) Declaration of Covenants, Conditions and Restrictions for Waterstone, a Residential Subdivision recorded in Instrument #20110405000104630, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said BancorpSouth Bank, its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Christopher P. Cannon and Lisa Cannon, by Dan Head, the person making said sale, BancorpSouth Bank, by Dan Head, as auctioneer and the person making said sale, and Dan Head, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 18th day of September, 2014.

CHRISTOPHER P. CANNON AND  
LISA CANNON  
By:   
As auctioneer and the person making  
said sale

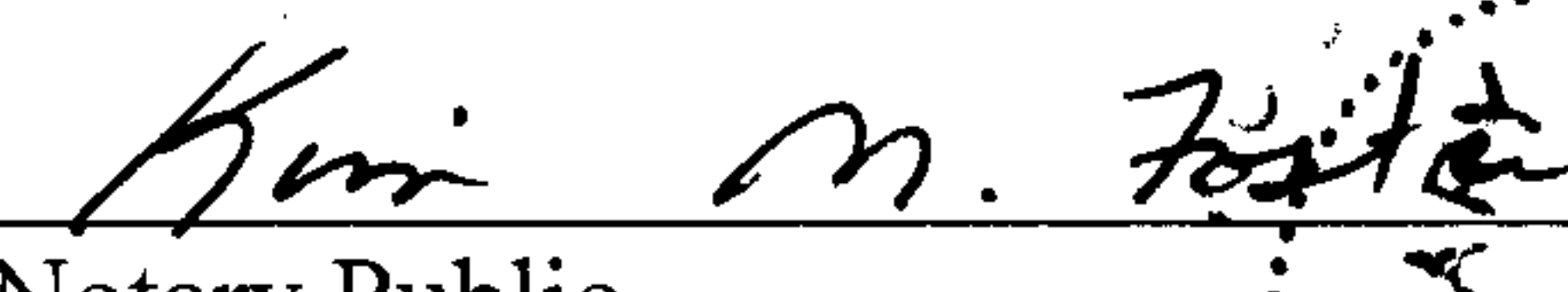
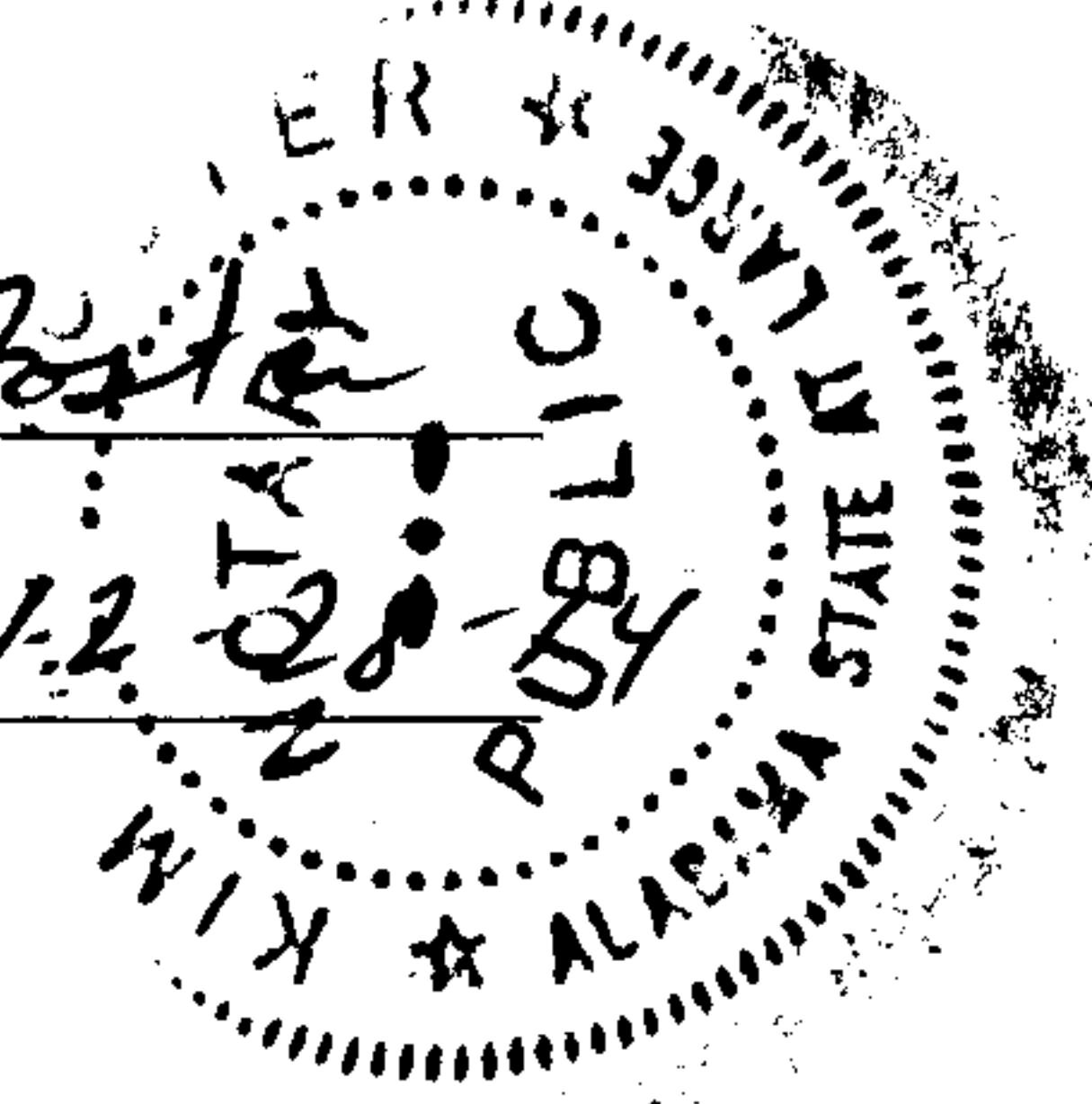
BANCORPSOUTH BANK  
By:   
As auctioneer and the person making  
said sale  
By:   
As auctioneer and the person making  
said sale

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Dan Head, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 18th day of September, 2014.

(SEAL)

  
Notary Public  
My commission expires: 1-2-2015  


This instrument prepared by:  
Bowdy J. Brown, Esq.  
Sasser, Sefton & Brown, P.C.  
Post Office Box 4539  
Montgomery, AL 36103-4539  
Our File No.: 49864.7 Christopher P. Cannon and Lisa Cannon  
**FOR AD VALOREM TAX PURPOSES: BancorpSouth Bank, Post Office 789, Tupelo, MS 38802**



## Real Estate Sales Validation Form

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

Grantor's Name Christopher P. Cannon  
 Lisa Cannon  
 Mailing Address See Below

Grantee's Name BancorpSouth Bank  
 Grantee's Address Post Office 789  
 Tupelo, MS 38802  
 (662) 407-3000

Property Address 120 Waterstone Way  
 Montevallo, AL 35115-5708

Date of Sale 09/18/2014  
 Total Purchase Price \$ 133,450.00  
 or  
 Actual Value \$ N/A  
 or  
 Assessor's Market Value \$ N/A

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 SALE – TAX EXEMPT**☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date 09/18/2014

Unattested

JCB *JCB*  
 (verified by)

Print BancorpSouth BankSign *Bowdy J. Brown*

(Grantor/Grantee/Owner/(Agent)) circle one

Bowdy J. Brown, Esq.

Sasser, Sefton &amp; Brown, P.C.

Post Office Box 4539

Montgomery, Alabama 36103-4539

(334) 532-6144

