THIS INSTRUMENT PREPARED BY:

JERRY C. OLDSHUE, JR.
ROSEN HARWOOD, P.A.
2200 Jack Warner Pkwy Ste 200
Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

20141117000362140 1/4 $24.00
Shelby Cnty Judge of Probate, AL
11/17/2014 01:58:54 PM FILED/CERT

STATE OF ALABAMA *
*
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 12th day of December 2007, SHANNON DYKES and wife, KIMBERLY DYKES, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument #20071220000571340 in the office of the Probate Judge of Shelby County, Alabama; 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 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 City 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, 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 the foreclosure of said mortgage by publication in *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of October 22, October 29 and November 5, 2014; and

WHEREAS, on November 13, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of One Hundred Forty Thousand and 00/100 ($140,000.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Forty Thousand and 00/100 ($140,000.00) Dollars on the indebtedness secured by said mortgage, VANDERBILT MORTGAGE AND FINANCE, INC., by and through JERRY C. OLDSHUE, JR., its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East and in the NE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East and more particularly described as follows: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East; thence East along the North line of said 1/4 – 1/4 section for 580.65 feet to the Point of Beginning; thence turn left 67 degrees 03 minutes 56 seconds and go 168.01 feet; thence turn right 02 degrees 29 minutes 50 seconds and go 264.60 feet; thence turn right 110 degrees 03 minutes 10 seconds and go 214.18 feet; thence turn right 86 degrees 28 minutes 33 seconds and go 36.51 feet; thence turn left 12 degrees 28 minutes 41 seconds and go 237.77 feet; thence turn left 39 degrees 51 minutes 03 seconds and go 213.05 feet; thence turn 63 degrees 56 minutes 17 seconds and go 53.63 feet; thence turn left 05 degrees 24 minutes 12 seconds and go 187.16 feet; thence turn right 101 degrees 35 minutes 52 seconds and go 188.65 feet; thence turn left 89 degrees 52 minutes 51 seconds and go 130.30 feet; thence turn right 67 degrees 06 minutes 20 seconds and go 213.00 feet; thence turn right 68 degrees 52 minutes 10 seconds and go 209.00 feet; thence turn right 19 degrees 43 minutes 40 seconds and go 183.54 feet; thence turn left 47 degrees 35 minutes 13 seconds and go 46.20 feet; thence turn left 25 degrees 03 minutes 01 second and go 111.19 feet; thence turn right 07 degrees 10 minutes 54 seconds and go 178.22 feet; thence turn right 118 degrees 09 minutes 36 seconds and go 119.04 feet; thence turn right 134 degrees 29 minutes 31 seconds and go 560.16 feet; thence turn right 21 degrees 39 minutes 13 seconds and go 125.77 feet; thence turn left 12 degrees 57 minutes 30 seconds and go 361.20 feet; thence turn right 19 degrees 20 minutes 30 seconds and go 114.18 feet to the Point of Beginning.

INCLUDING a security interest in one (1) 2007 Southern manufactured home, Serial No. ACDSEAL18756ABC.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through JERRY C. OLDSHUE, JR., its Attorney in Fact, who has hereunto set his hand and seal on this the 13th day of November 2014.

VANDERBILT MORTGAGE AND FINANCE, INC.

By ______________________
JERRY C. OLDSHUE, JR.
Its Attorney in Fact

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that JERRY C. OLDSHUE, JR., whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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 said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of November 2014.

MARGERY L. OGLESBY NOTARY PUBLIC ALABAMA STATE AT LARGE

Margery L. Oglesby
Notary Public

My Commission Expires:
08/04/2015

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SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
PO Box 9800
Maryville, TN 37802

20141117000362140 3/4 $24.00
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	Shannon Dykes & Kimberly Dykes	Grantee's Name	Vanderbilt Mortgage and Finance, Inc.
Mailing Address	72 Hwy 400	Mailing Address	PO Box 9800
	Shelby, AL 35143		Maryville, TN 37802
Property Address	72 Hwy 400	Date of Sale	11/13/2014
	Shelby, AL 35143	Total Purchase Price	$
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$ 197,200.00

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

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 11/13/2014

Print Jerry C. Oldshue, Jr.

____ Unattested ____________________ (verified by)

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

Form RT-1

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