

THIS INSTRUMENT PREPARED BY:

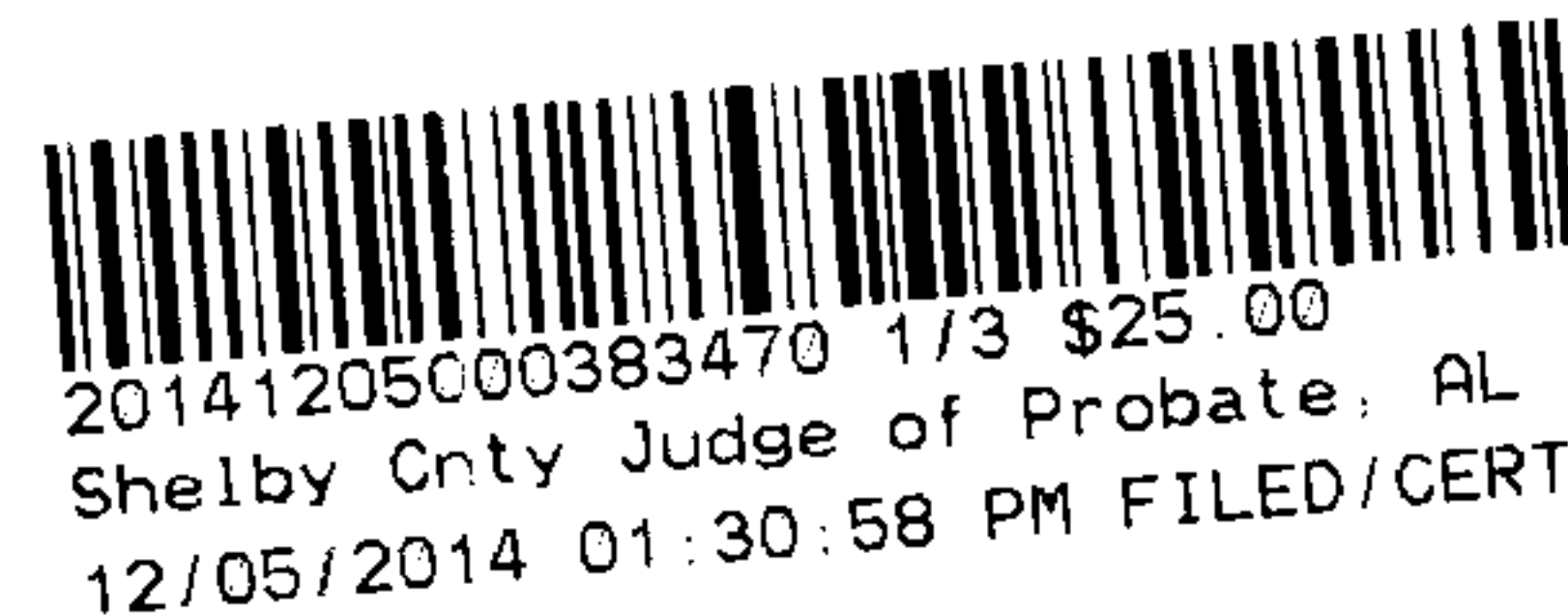
James J. Odom, Jr.
P. O. Box 11244
Birmingham, Alabama 35202

SEND TAX NOTICE TO:

Dan Thomas Prim and Betty G. Prim
3270 Graham Road
Mobile, AL 36618

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore on August 24, 2007, to-wit: Michelle Howell and husband, Keith Howell, executed a mortgage (the "Mortgage") to Dan Thomas Prim and Betty G. Prim, their heirs and assigns (the "Mortgagee"), recorded on August 30, 2007, in Instrument Number 20070830000410300, Probate Records of Shelby County, Alabama, to secure the indebtedness evidenced by a note (the "Indebtedness"), payable in installments, therein described; and

WHEREAS, the Mortgage provides that if the Indebtedness or any part thereof should remain unpaid at maturity, then the whole of the Indebtedness shall at once become due and payable and the Mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell the property described in the Mortgage (the "Property") before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of the sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of the Property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser of the Property at such sale; and

WHEREAS, a portion of the Indebtedness remained unpaid at the respective maturities thereof, and the whole of the Indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on October 15, 2014, October 22, 2014 and October 29, 2014, that the hereinafter described Property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on December 2, 2014, and

WHEREAS, the sale was held at the time and place stated in the notice, in strict conformity with the powers of sale contained in the Mortgage, at which sale **Dan Thomas Prim and Betty G. Prim** became the purchaser of the hereinafter described Property at and for the sum of \$83,010.28, cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted the sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Dan Thomas Prim and Betty G. Prim.

NOW THEREFORE, in consideration of the premises, Michelle Howell and husband, Keith Howell, and Dan Thomas Prim and Betty G. Prim, all acting by and through the undersigned as their duly

constituted and appointed attorney-in-fact and auctioneer at the sale, do hereby grant, bargain, sell and convey unto **Dan Thomas Prim and Betty G. Prim**, the following described real property situated in Shelby County, Alabama, at 465 15th Street, Calera, Alabama 35040, but in the event of a discrepancy, the legal description shall control to-wit:


Lots 15 and 16, in Block 79, according to J.H. Dunstan's Survey of the Town of Calera, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto **Dan Thomas Prim and Betty G. Prim**, their heirs and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to **Dan Thomas Prim and Betty G. Prim**, under and by virtue of the power and authority contained in the aforesaid Mortgage; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, Michelle Howell and husband, Keith Howell, and Dan Thomas Prim and Betty G. Prim, have hereunto set their hands and seals by their attorney-in-fact and auctioneer at the sale on the day and year first above written.

Michelle Howell and husband, Keith Howell, and Dan Thomas Prim and Betty G. Prim

BY:




James J. Odom, Jr.
As Attorney-in-Fact and Auctioneer

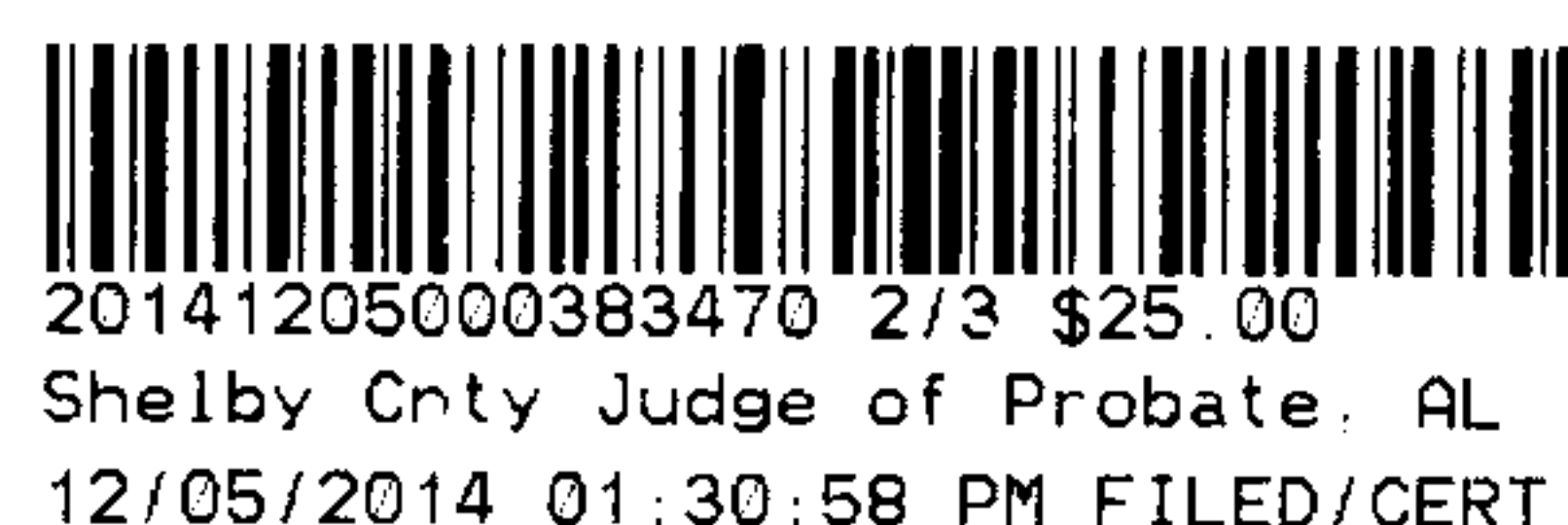
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for Michelle Howell and husband, Keith Howell, and Dan Thomas Prim and Betty G. Prim, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2nd day of December, 2014.



Notary Public
My Commission Expires: 3/7/2015



Real Estate Sales Validation Form

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

Grantor's Name Michelle Howell
Mailing Address Keith Howell
465 15th Street
Calera, AL 35040

Grantee's Name Dan Thomas Prim
Mailing Address Betty G. Prim
3270 Graham Road
Mobile, AL 36618

Property Address 465 15th Street
Calera, AL 35040

Date of Sale December 2, 2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$



20141205000383470 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/05/2014 01:30:58 PM FILED/CERT

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 Bid at Foreclosure Sale - \$83,010.28
☐ 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 12/2/2014

Print James J. Odum, Jr. / atty

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1