

STATE OF ALABAMA

SHELBY COUNTY

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)

MORTGAGE FORECLOSURE DEED

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KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit December 29, 2004, 121 Old Hwy 25 West, LLC, an Alabama limited liability company, executed a certain mortgage on property hereinafter described to Renasant Bank, successor in interest by merger to Merchants and Farmers Bank, f/k/a First National Bank of Shelby County, which said mortgage is recorded in Instrument Number 20050105000003580, and modified in Instrument Number 20100331000095730, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 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 the proper conveyance 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 same Renasant Bank, 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of December 17, December 24 and December 31, 2014. WHEREAS, on the 7<sup>th</sup> day of January, 2015, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said 121 Old Hwy 25 West, LLC did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Renasant Bank, and

WHEREAS, the said Renasant Bank, was the highest bidder in the amount of One Hundred Thousand and NO/100 Dollars (\$100,000.00) which sum of money Renasant Bank, offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Thousand and NO/100 Dollars (\$100,000.00), the said 121 Old Hwy 25 West, LLC and Renasant Bank, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Renasant Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

A lot in the town of Columbiana in the SE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West more particularly described as follows: Beginning at the intersection of the East right of way line of State Highway No. 25 known as Calera-Columbiana Highway and the south boundary of the SE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, said point being represented by an iron pin set in the concrete on the north bank of a big ditch; run thence North 20 degrees 20 minutes East along said highway right-of-way 125.5 feet to the Southwest corner of McDow lot; Thence run North 83 degrees 2 minutes East along the south line of McDow lot 112.6 feet to the Northwest corner of Shelby County Farm Bureau lot; thence South along the West line of said Farm Bureau lot to a point on the North bank of a big ditch, which point is 133.5 feet East of the point of beginning; thence South 81 degrees 10 minutes West a distance of 133.5 feet to the point of beginning; being situated in Shelby County.

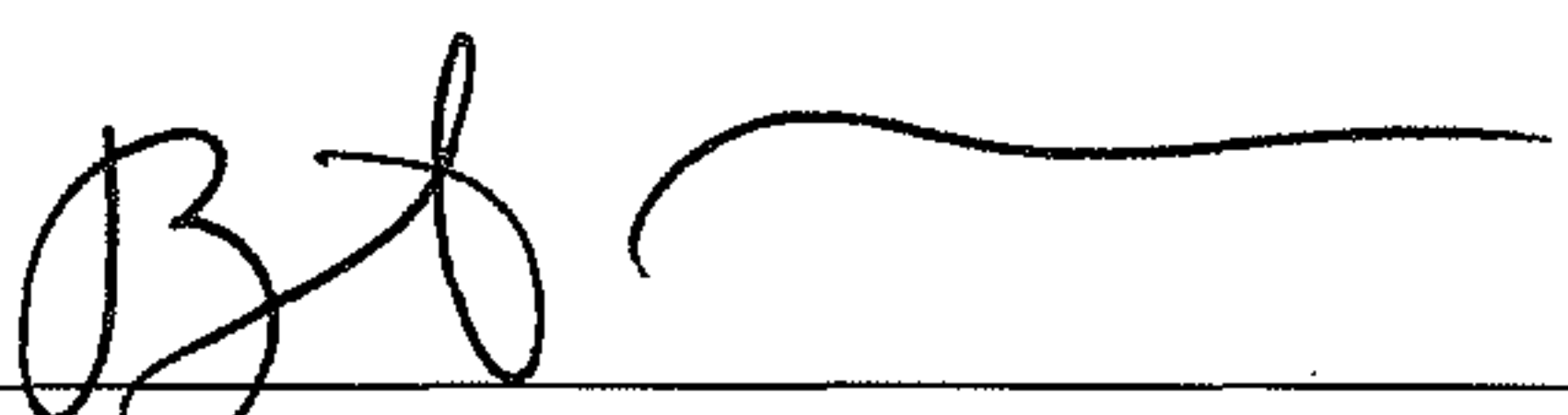
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Renasant Bank, its 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 and the United States of America.

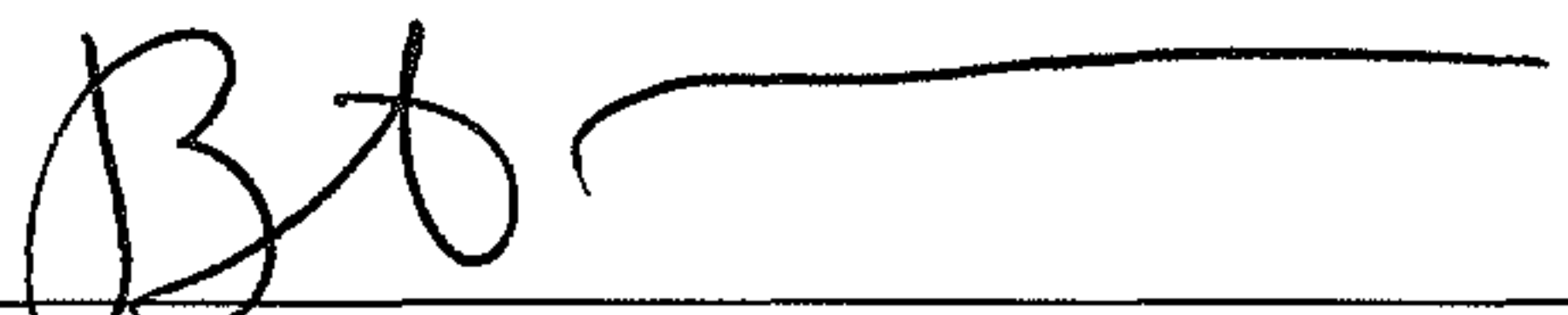
IN WITNESS WHEREOF, the said 121 Old Hwy 25 West, LLC and Renasant Bank, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer


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conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has  
hereto set his hand and seal on this the 7<sup>th</sup> day of January, 2015.

121 Old Hwy 25 West, LLC

BY:   
Burt W. Newsome  
Attorney-in-Fact

Renasant Bank

BY:   
Burt W. Newsome  
as Attorney-In-Fact and Agent

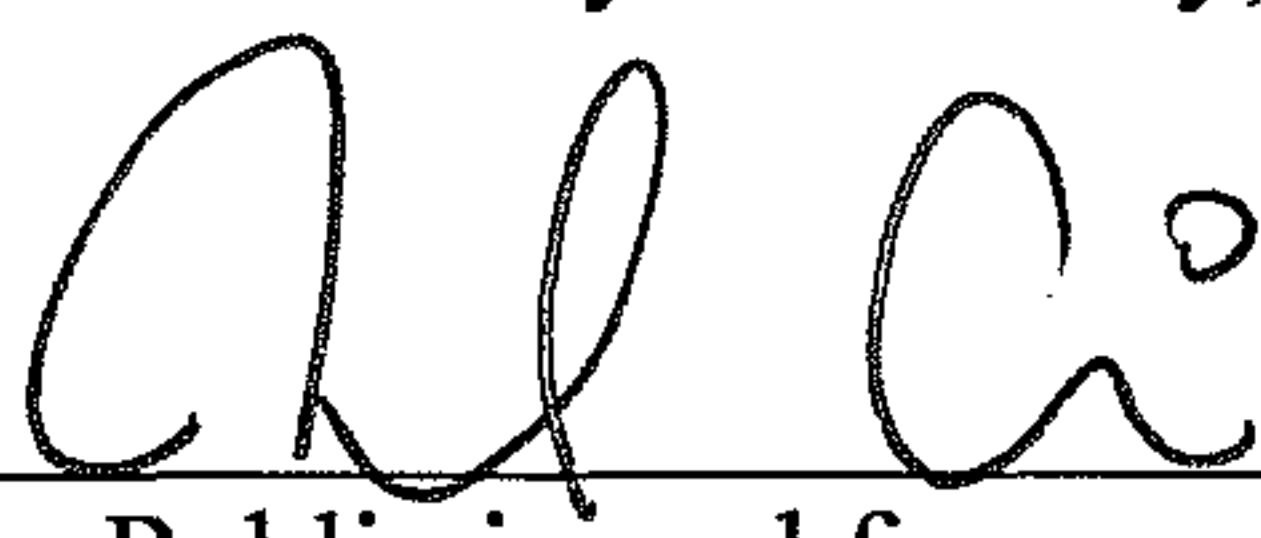
BY:   
Burt W. Newsome as the Auctioneer  
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for 121 Old Hwy 25 West, LLC, whose name as Attorney-in-Fact and agent for Renasant Bank, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 7<sup>th</sup> day of January, 2015.

  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires                       
Jennifer Choi  
Notary Public Alabama State at Large  
My Commission Expires October 4, 2016

THIS INSTRUMENT PREPARED BY:  
BURT W. NEWSOME  
NEWSOME LAW, LLC  
ATTORNEYS AT LAW  
Post Office Box 382753  
Birmingham, Alabama 35238  
(205) 747-1970



Real Estate Sales Validation Form

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

Grantor's Name 121 Old Hwy 25 West, LLC  
Mailing Address 121 Old Highway 25 West  
Columbiana, AL 35051

Grantee's Name Renasant Bank  
Mailing Address P.O. Box 382753  
Birmingham, AL 35242

Property Address 121 Old Highway 25 West  
Columbiana, AL 35051

Date of Sale 1/7/2015  
Total Purchase Price \$ 100,000.00

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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  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☒ Other Foreclosure Deed

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 1/7/2015

Print Burt W. Newsome, Attorney for Renasant Bank

Unattested

  
(verified by)

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
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