

20150120000020340 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
01/20/2015 02:20:42 PM FILED/CERT

Grantors: Gary D. Barnett Vickie D. Barnett 3117 Highway 83 Vincent, AL 35178 Grantee: Compass Bank Attention: REO Department P. O. Box 10566 Birmingham, AL 35296	Property Address: 3117 Highway 83 Vincent, AL 35178 Date of Sale: October 9, 2014 Total Purchase Price: \$199,500.00 Purchase Price Verification: See deed below
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This instrument prepared by:
NAJJAR DENABURG, P. C.
2125 Morris Avenue
Birmingham, AL 35203

Send tax notice to:
COMPASS BANK
REO Department
P. O. Box 10566
Birmingham, AL 35296

CORRECTIVE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: March 8, 2006, Gary D. Barnett and wife Vickie D. Barnett, mortgagors, executed a certain mortgage to COMPASS BANK which said mortgage is recorded in Instrument #20060330000147430, in the Office of the Judge of Probate of Shelby County, Alabama; Said mortgage being corrected by Scrivener's Affidavit recorded in Instrument #20110902000259910 in said Probate Office. Said mortgage being modified by instrument recorded in Instrument No. 20070717000333700 in said Probate Office. Said Modification and Mortgage being corrected by Scrivener's Affidavit recorded in Instrument No. 20110902000259920 in said Probate Office. Said Mortgage, as modified, having been reformed by Order of the Circuit Court of Shelby County, Alabama recorded in Instrument No. 20140912000287670; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said COMPASS 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 the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of September 17, 24, and October 1, 2014; and,

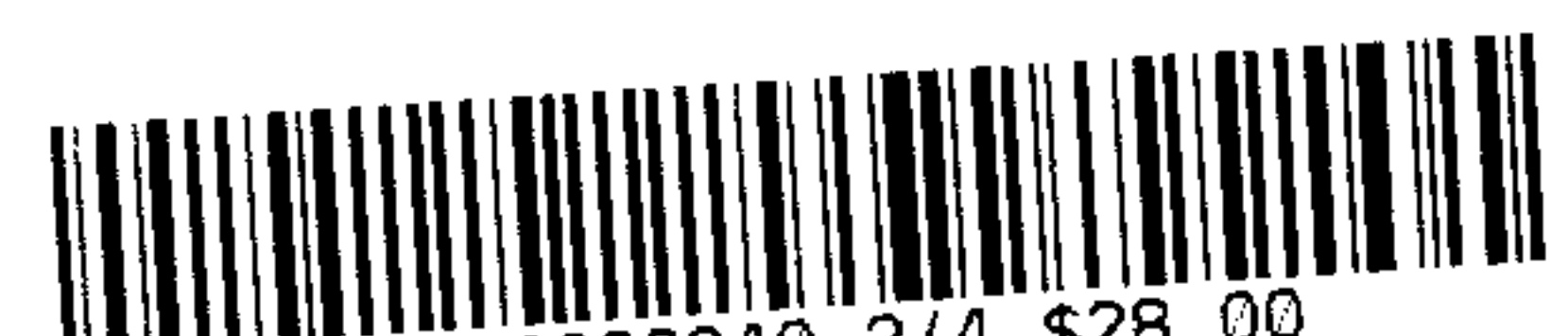
WHEREAS, on October 9, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said COMPASS BANK did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of COMPASS BANK in the amount of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to COMPASS BANK; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00), Gary D. Barnett and wife Vickie D. Barnett, mortgagors, by and through the said Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, does grant, bargain, sell and convey unto the said COMPASS BANK all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:


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TRACT #5-A: A Resurvey of part of Lot 5 of Shelby Estates, and also being a part of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest Corner of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East, thence run South along the West line thereof a distance of 92.26 feet; thence turn left 84 degrees 26' and run Southeasterly a distance of 1100.00 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 300.00 feet; thence turn right 84 degrees 26' and run South a distance of 742.59 feet to the Northerly right of way line of County Road No. 83; thence turn right and run Northwesterly along said right of way line a distance of 320 feet, more or less, thence turn right and run Northerly a distance of 646.62 feet to the point of beginning.

The above described property is one and the same as property conveyed to Gary D. Barnett and Vickie D. Barnett in Warranty Deeds recorded in Volume 357, Page 597 and Real 9, Page 782, in the Probate Office of Shelby County, Alabama. Less and except any portion of subject property lying within a road right of way.

ALSO:


Commence at the Northwest Corner of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East; thence run South along the West line thereof a distance of 92.26 feet; thence turn left 84 deg. 26 min. and run Southeasterly a distance of 1100.00 feet to the point of beginning of the property described herein; thence turn an interior angle to the left of 96 deg. 40 min. 09 sec. and run South a distance of 647.42 feet to the Northerly right of way of County Road No. 83; thence turn an interior angle to the left of 01 deg. 45 min. 04 sec. and run Northerly 650.05 feet; thence turn an interior angle to the left of 81 deg. 34 min. 47 sec. and run Southeasterly 20.00 feet to the point of beginning.

SUBJECT TO ad valorem taxes.

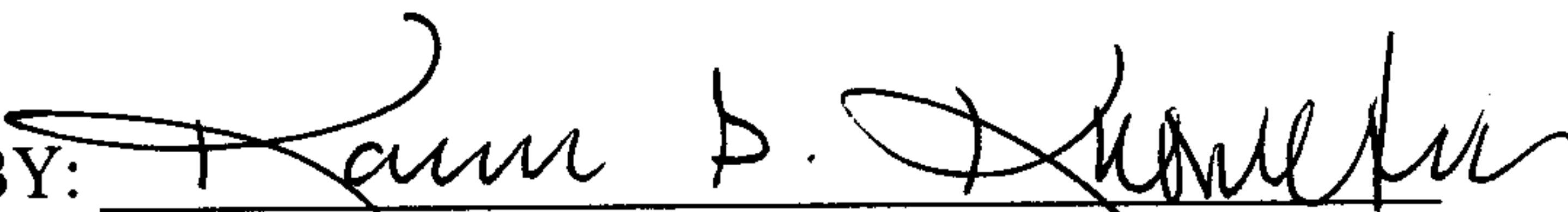
SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

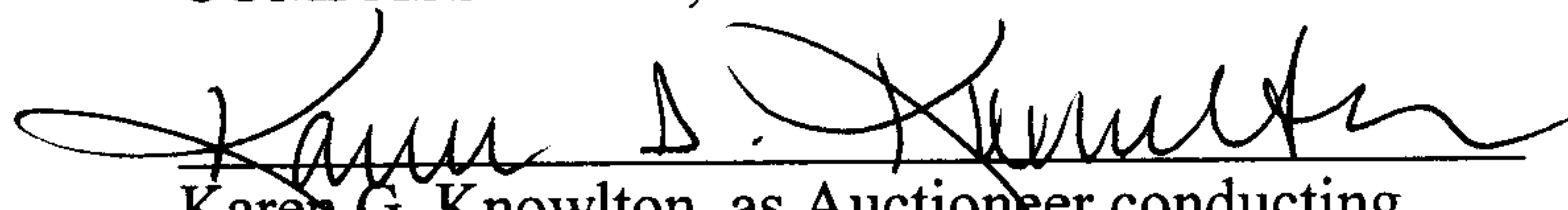
SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said COMPASS BANK, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.


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IN WITNESS WHEREOF, the said COMPASS BANK, by Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 15th day of January, 2015.

BY: 
Karen G. Knowlton, agent and attorney-in-fact for
COMPASS BANK, as Auctioneer



Karen G. Knowlton, as Auctioneer conducting
said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting said sale, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of January, 2015.


Notary

