

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas Rodney Dobbs and Johnita Dobbs, husband and wife (MORTGAGOR), heretofore on June 14, 2011, executed a certain mortgage on the property hereinafter described to Miller Deramus and Connie S. Deramus (MORTGAGEE) as recorded in INST# 20110616000178080, in the Probate Office of Shelby County, Alabama; and transferred to Miller Deramus by Assignment of Mortgage recorded on July 8, 2014 in INST# 20140708000205700 in the Probate Office 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 County by publication once a week for three 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 mortgagee 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 The Shelby County Reporter, a newspaper published in Columbiana, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 4, 2015, February 11, 2015 and February 18, 2015; and

**WHEREAS**, on February 26, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Gene W. Gray, Jr. as Auctioneer and Attorney-in-Fact for Miller Deramus, did offer for sale and sell at public outcry in front of the Courthouse at 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 Miller Deramus in the amount of Two hundred thousand and no/100 Dollars (\$200,000.00), of which sum of money Miller Deramus offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Miller Deramus; and

**NOW THEREFORE**, in consideration of the premises and of a credit in the amount of Two hundred thousand and no/100 Dollars (\$200,000.00) on the indebtedness secured by said mortgage, the said Miller Deramus, by and through GENE W. GRAY, JR., as Auctioneer conducting said sale and as Attorney-in-Fact for Miller Deramus, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said Miller Deramus, the following described property situated in Shelby County, Alabama, to-wit::



20150226000059940 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/26/2015 12:57:35 PM FILED/CERT

LOT 39, ACCORDING TO THE SURVEY OF BENT RIVER PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 1582 Bent River Circle, Hoover, AL 35216

**TO HAVE AND TO HOLD** the above described property to Miller Deramus, 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.

**IN WITNESS WHEREOF**, Miller Deramus has caused this instrument to be executed by and through GENE W. GRAY, JR., as Auctioneer conducting said sale, and as Attorney in Fact, and GENE W. GRAY, JR. as Auctioneer conducting said sale, has hereto set his hand and seal on this 26<sup>th</sup> day of February, 2015.

Miller Deramus, Mortgagee

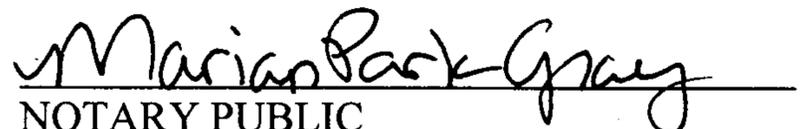
~~GENE W. GRAY, JR.~~  
As Auctioneer and Attorney in Fact

~~GENE W. GRAY, JR.~~  
Auctioneer conducting said sale

State of Alabama  
County of Jefferson

I, Marian Park Gray, a notary public in and for said County in said State, hereby certify that Gene W. Gray, Jr., whose name as Auctioneer and Attorney in Fact for Miller Deramus, 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 such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26<sup>th</sup> day of February, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 11/06/16

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SouthBridge Parkway  
Suite 338  
Birmingham, AL 35209  
205-879-3400

  
20150226000059940 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/26/2015 12:57:35 PM FILED/CERT

Real Estate Sales Validation Form

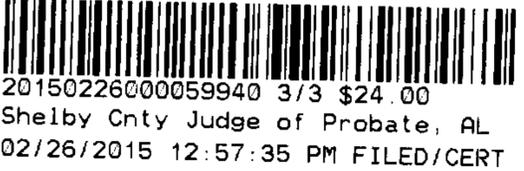
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rodney Dobbs  
Mailing Address Johnita Dobbs  
1582 Bent River CR  
Hoover AL 35216

Grantee's Name Millor D Ramos  
Mailing Address 2100 South Bridge Pkwy  
# 338  
B'ham AL 35209

Property Address 1582 Bent River CR  
Hoover, AL  
35216

Date of Sale 02-26-15  
Total Purchase Price \$ 200,000.00  
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 2-26-15

Print Genny Gray

Unattested  
\_\_\_\_\_  
(verified by)

Sign [Signature]  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one