


FORECLOSURE DEED


20150311000075530 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/11/2015 01:02:53 PM FILED/CERT

STATE OF ALABAMA)

)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, August 30, 2005, Adam J. Nelson and Amy E. Nelson, husband and wife ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Professionals, Inc., said Mortgage being recorded September 16, 2005, in Instrument Number 20050916000048290 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Trustmark National Bank by instrument recorded in Instrument Number 200509160000482920 in the Office of the Judge of Probate of Shelby County, Alabama. All instruments recorded in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Trustmark National Bank, as holder, did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of January 7, 2015, January 14, 2015 and January 21, 2015 and again on February 11, 2015.

WHEREAS, on March 11, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Trustmark National Bank did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Trustmark National Bank in the amount of Fifty Eight Thousand Eight Hundred and 00/100's (\$58,800.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Trustmark National Bank, as purchaser; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering LLC, conducted said sale on behalf of Trustmark National Bank, as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Fifty Eight

Thousand Eight Hundred and 00/100's (\$58,800.00) Dollars, Mortgagors, by and through Trustmark National Bank does grant, bargain, sell and convey unto Trustmark National Bank the following described real property situated in Shelby County, Alabama to wit:

Lot 821A, according to the Survey of Waterford Townhomes, Sector I, Phase I, as recorded in Map Book 35, Page 107, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Trustmark National Bank, its successors, assigns and legal representatives; 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, Trustmark National Bank, as holder, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering LLC, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering LLC, has hereto set his hand and seal on this the 11th day of March, 2015.


BY: Adam J. Nelson and Amy E. Nelson

BY: Trustmark National Bank




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BY:


**MICHAEL CORVIN AS MEMBER OF
CORVIN AUCTIONEERING LLC**
as Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

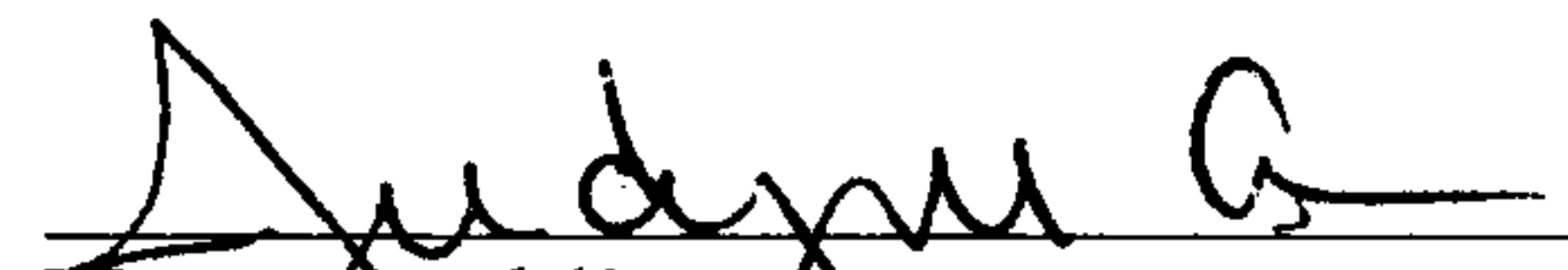
JEFFERSON COUNTY)


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Corvin whose name as member of Corvin Auctioneering LLC, acting in its capacity as auctioneer and attorney in-fact for the Mortgagee, 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, he, as such member and with full authority, in his capacity as such auctioneer and attorney in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2015.

[Notary Seal]



Notary Public
My Commission Expires: March 26, 2018 MY COMMISSION EXPIRES:

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee

Send Tax Notice to:
Trustmark National Bank
P O Box 522
Jackson MS 39205

Real Estate Sales Validation Form

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

Grantor's Name Adam Nelson and Amy Nelson
Mailing Address 530 Waterford Lake Circle
Calera AL 35040

Grantee's Name Trustmark National Bank
Mailing Address PO Box 522
Jackson, MS 39205

Property Address 530 Waterford Lake Circle
Calera AL 35040

Date of Sale 3-11-2015
Total Purchase Price \$ 58,800.00

or
Actual Value \$ _____
or
Actual 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).


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Date 3-11-2015

Unattested

(verified by)

Spina & Lavelle, P.C.

By: Paul Lavelle

Sign: Paul Lavelle

As Attorney for: Trustmark National Bank