


SEND TAX NOTICE TO:  
MidFirst Bank  
999 NW Grand Blvd. Ste 100  
Oklahoma City, OK 73118

  
20150429000139850 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/29/2015 11:01:30 AM FILED/CERT

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of December, 2008, Carolyn H. Whisonant a single individual, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Acopia, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081216000466640; having been modified by Loan Modification Agreement recorded in Instrument Number 20130514000200200, said mortgage having subsequently been transferred and assigned to MidFirst Bank, by instrument recorded in Instrument Number 20141203000379950, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and



WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said MidFirst Bank did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of February 18, 2015, March 25, 2015, and April 1, 2015; and

WHEREAS, on April 20, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and MidFirst Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

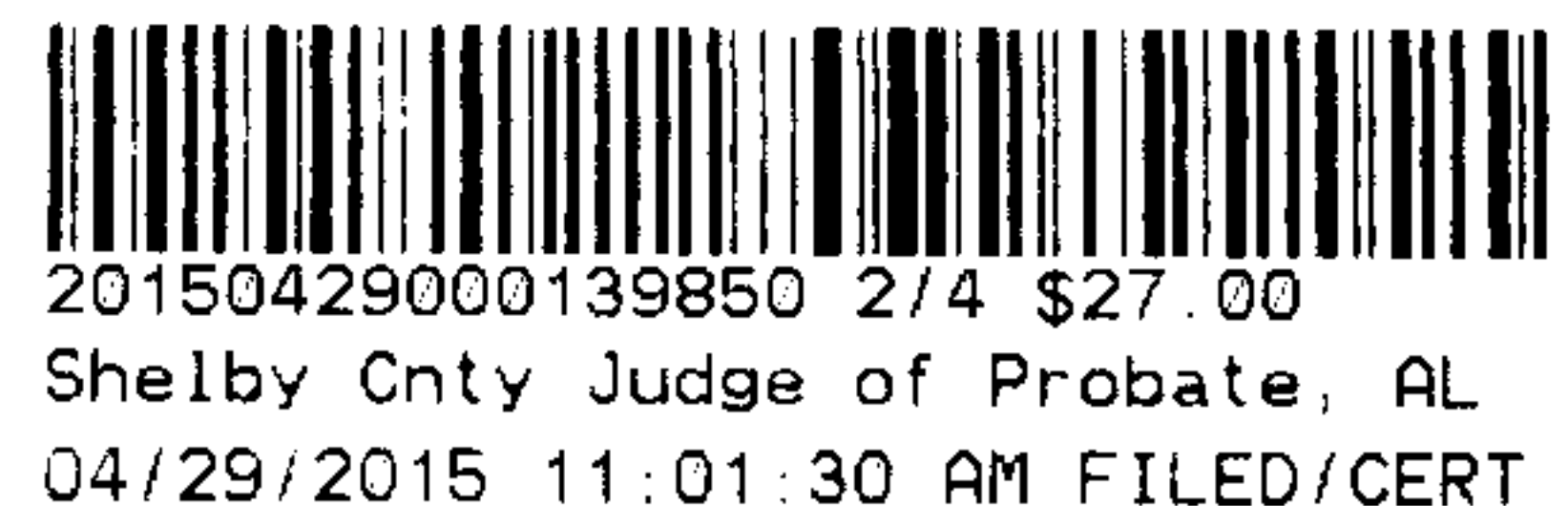
WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said MidFirst Bank; and

WHEREAS, MidFirst Bank was the highest bidder and best bidder in the amount of One Hundred Fifty-Three Thousand Four Hundred Twelve And 14/100 Dollars (\$153,412.14) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 9-A, according to a Resurvey of Lots 9, 10, 11, 12 and 13, amended map of Chase Plantation, as recorded in Map Book 8, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property conveyed to Carolyn H. Whisonant, a single individual from Jon R. Christian and wife, Ava M. Christian by deed dated May 20, 1994, of record in Instrument No. 1994-16841 in the records for Shelby County, AL.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all





recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, MidFirst Bank, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 24<sup>th</sup> day of April, 2015.

MidFirst Bank

By: Red Mountain Title, LLC  
Its: Auctioneer

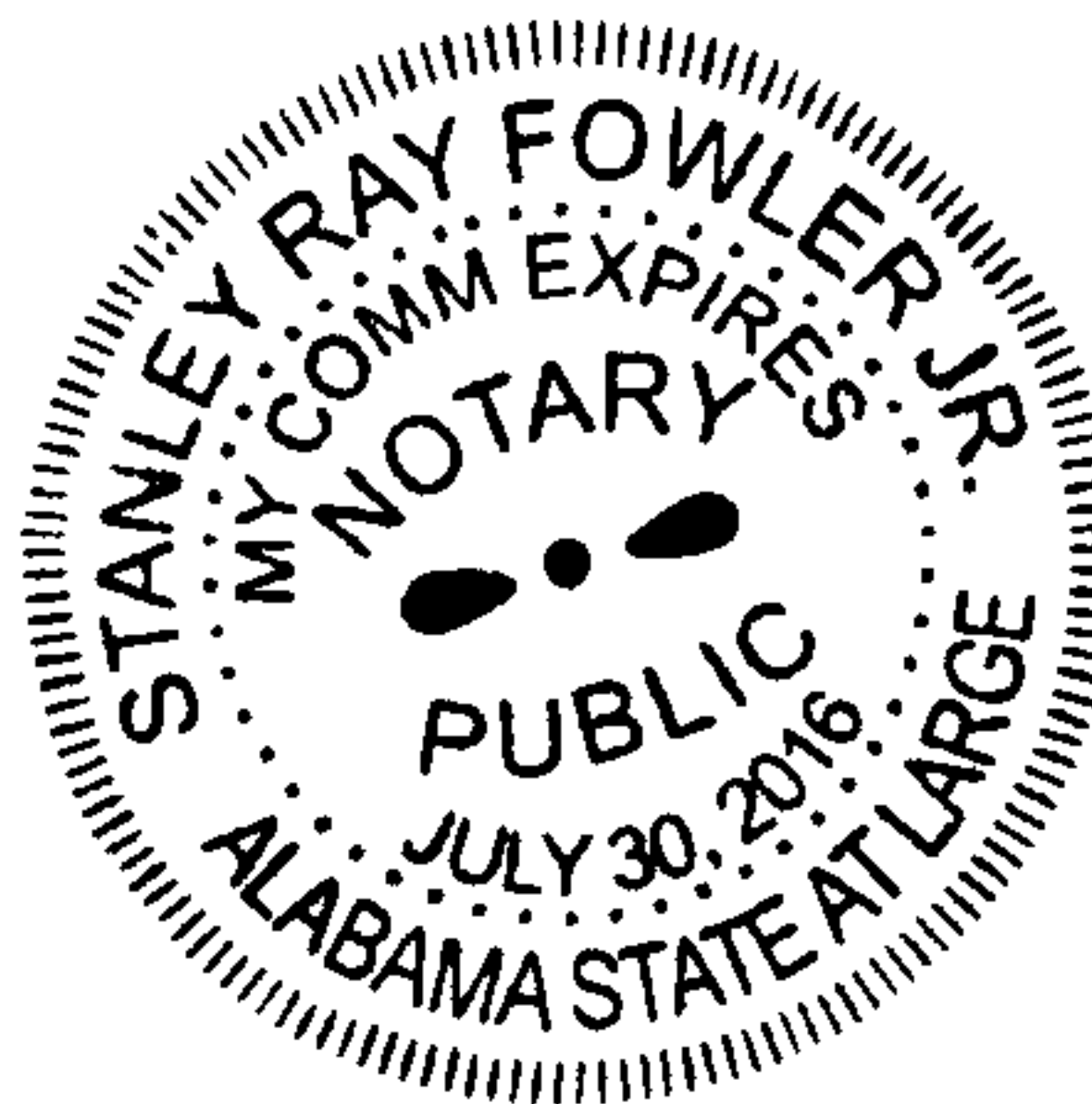
By: [Signature]  
Lee Nash, Auctioneer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for MidFirst Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 24 day of April, 2015.



This instrument prepared by:  
Rebecca Redmond  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

[Signature]  
Notary Public  
My Commission Expires: [Signature]

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# Real Estate Sales Validation Form

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

Grantor's Name MidFirst Bank  
Mailing Address c/o MidFirst Bank  
999 NW Grand Blvd. Ste 100  
Oklahoma City, OK 73118

Grantee's Name MidFirst Bank  
Mailing Address c/o MidFirst Bank  
999 NW Grand Blvd. Ste 100  
Oklahoma City, OK 73118

Property Address 9 Ashford Circle  
Hoover, AL 35244

Date of Sale 04/20/2015

Total Purchase Price \$153,412.14

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Bid Price  
☐ 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.

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 \_\_\_\_\_

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

Print Stanley Fowler, Foreclosure Specialist

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



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