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THIS INSTRUMENT WAS PREPARED BY:      MIKE T. ATCHISON, ATTORNEY AT LAW  
   POST OFFICE BOX 822  
   COLUMBIANA, ALABAMA 35051  
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STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about *1 Nov 2010*  
L & C Properties, LLC, an Alabama Limited Liability Company, executed a  
mortgage conveying the real estate hereinafter described in Shelby County,  
Alabama, to Kathleen B. Perkins, as Mortgagee, which said mortgage was recorded  
on November 3, 2010, at 03:11:45 PM, and recorded in Instrument  
#20101103000369300, in the Office of the Judge of Probate of Shelby County,  
Alabama (hereinafter referred to as "said mortgage" or words to that effect),  
which said mortgage and the indebtedness secured thereby is and was as of the  
date upon which this foreclosure proceeding was instituted, and is and was as  
of the date upon which this foreclosure deed was executed, the sole property of  
said Mortgagee; and

WHEREAS, in and by said mortgage said 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 real estate in front of the Court-  
house door in the City of Columbiana, Shelby County, Alabama, after giving  
twenty-one days notice of the time, place, and terms, of said sale, by  
publication once a week for three consecutive weeks prior to said sale in some  
newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any  
person conducting said sale for the Mortgagee might bid at the same and  
purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by  
said mortgage, and such default continuing, the said Mortgagee 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 May 20, 27, and June 3, 2015, and;

WHEREAS, on June 15, 2015, at approximately 12:00 o'clock noon, being the  
day and approximate time on which the foreclosure sale was scheduled to be  
held under the terms of said notice between the legal hours of sale, said  
foreclosure was duly and properly conducted and said Mortgagee did, in strict  
compliance with the power of sale contained in said mortgage, offer for sale at  
public outcry to the highest bidder for cash in front of the Shelby County  
Courthouse front door in the City of Columbiana, Shelby County, Alabama, the  
real estate hereinafter described and against which said Mortgagee held a  
first mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and  
attorney-in-fact who conducted said foreclosure sale and was the person  
conducting said sale for the said Kathleen B. Perkins; and

  
20150615000200090 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/15/2015 03:30:17 PM FILED/CERT



WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Kathleen B. Perkins, in the amount of One Hundred Twenty-Seven Thousand, Seven Hundred Fifteen and 25/100 Dollars, (\$127,715.25) which sum of money was offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to Kathleen B. Perkins.


NOW THEREFORE, in consideration of the premises and a credit in the amount of One Hundred Twenty-Seven Thousand, Seven Hundred Fifteen and 25/100 Dollars toward a portion of the indebtedness secured by said mortgage, the said Kathleen B. Perkins, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for L & C Properties, LLC, an Alabama limited liability company, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Kathleen B. Perkins, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:


Lot No. 1, in Block 3, and the S ½ of Lot No. 2, in Block 3, according to Nickerson & Scott Survey of part of the E ½ of the SE ¼ of Section 35, and a part of the NW ¼ of the SW ¼ of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama.

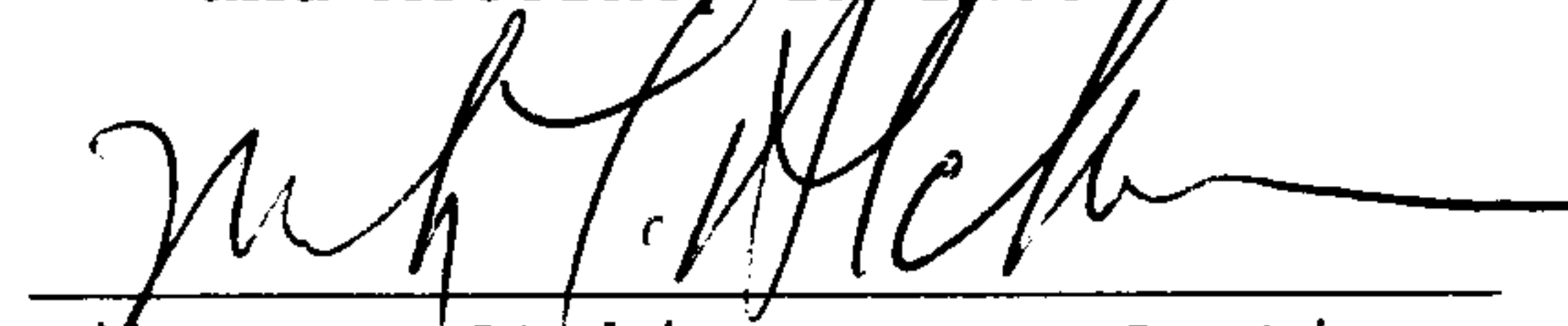
Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Records of Shelby County, Alabama, that abuts Lot 1, in Block 3, and the S ½ of Lot 2, in Block 3 of said Nickerson & Scott Survey.


TO HAVE AND TO HOLD the above described real estate unto the said Kathleen B. Perkins, her successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right-of-redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said L & C Properties, LLC, an Alabama limited liability company, and Kathleen B. Perkins, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 15th day of June, 2015.

  
Mike T. Atchison, as Auctioneer  
and Attorney-in-fact

  
Mike T. Atchison, as Auctioneer  
and Attorney-in-fact

  
Mike T. Atchison, as Auctioneer  
conducting said sale

  
20150615000200090 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/15/2015 03:30:17 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

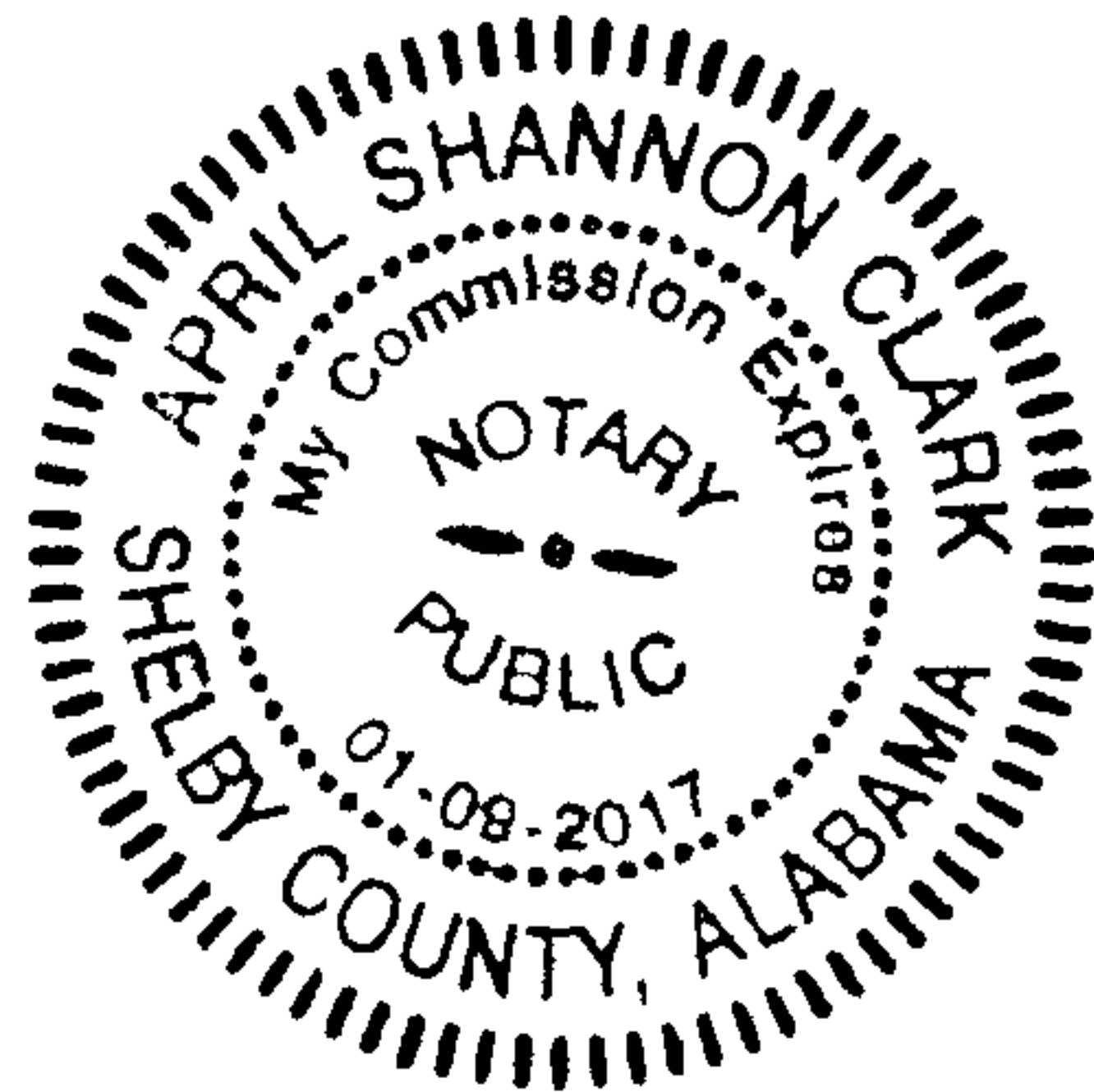
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of L & C Properties, LLC, an Alabama limited liability company to the above conveyance, and also signed the name of Kathleen B. Perkins, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of L & C Properties, LLC, an Alabama limited liability company, in the mortgage referred to in the foregoing deed.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 15<sup>th</sup> day of June, 2015

  
Notary Public

My commission expires:

1-9-2017



  
20150615000200090 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/15/2015 03:30:17 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 L+C Properties LLC  
Mailing Address 3500 Beard Ln  
Helena AL 35080

Grantee's Name Kurt Allen Perkins  
Mailing Address 3498 Beard Ln  
Helena AL 35080

Property Address 119 5th Ave  
Montgomery AL 36107

Date of Sale 6-15-15  
Total Purchase Price \$ 127,715.25



20150615000200090 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/15/2015 03:30:17 PM FILED/CERT

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

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 6-15-15

Print M. A. Atchison

☐ Unattested

Sign M. A. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one