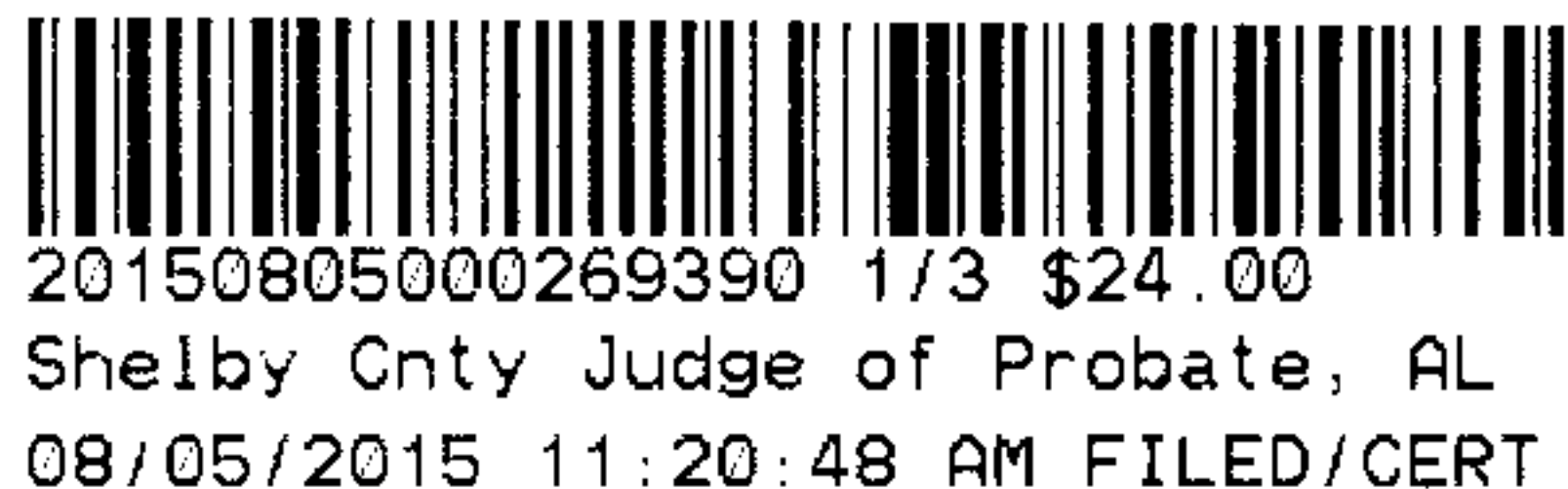


Validation Information

PREPARED BY: Leonard N. Math, Chambless Math ❖ Carr, P.C., P.O. Box 230759, Montgomery, Alabama 36123-0759

Grantee - Send Tax Notice To:
TRUSTMARK NATIONAL BANK
SUCCESSOR BY MERGER TO
BANKTRUST SUCCESSOR BY MERGER
TO THE PEOPLES BANK AND TRUST
COMPANY
P.O. Box 799
Selma, AL 36702

Grantor:
JAMES N. CARROLL
10751 Bent Brook Drive
Vance, AL 35490



Total Purchase Price: \$ 186,000.00

Property Address: 3054/3058 HWY 39,
CHELSEA, AL 35043

The purchase price or actual value claimed on this form can be verified from the following documentary evidence: Foreclosure Deed

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JAMES N. CARROLL AND BETTY L. CARROLL, MARRIED PERSONS, mortgagors did heretofore execute a mortgage to TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY on JULY 25, 2002, which mortgage is recorded at INSTRUMENT NO. 20030116000032530 in the Real Property records of the Office of Judge of Probate of SHELBY County, Alabama: and

WHEREAS, default has been made in the payment of said mortgage, and the said TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, as mortgagee or transferee, has elected to declare the entire indebtedness as secured by said mortgage due and payable under the power sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage, the undersigned did cause to be published in the Shelby County Reporter a weekly newspaper of general circulation published in SHELBY County, Alabama, in issues of JULY 14, JULY 22 AND JULY 29, 2015, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry to the highest bidder for cash, in front of the SHELBY County Courthouse, between the legal hours of sale on AUGUST 5, 2015 the following described real estate:

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID 1/4-1/4 SECTION AND RUN THENCE NORTHERLY ALONG THE EASTERN BOUNDARY THEREOF A DISTANCE OF 528 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN WESTERLY PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 825 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN SOUTHERLY PARALLEL WITH THE EASTERN BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 528 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID 1/4-1/4 SECTION; THENCE TURN TO THE LEFT AND RUN EASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 825 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE FOR 337.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG LAST SAID COURSE FOR A DISTANCE OF 297.82 FEET TO THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 39, THENCE TURN AN ANGLE OF 78 DEGREES 12 MINUTES 47 SECONDS TO THE LEFT AND RUN NORTHERLY ALONG SAID ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 147.90 FEET; THENCE TURN AN ANGLE OF 06 DEGREES 21 MINUTES 28 SECONDS LEFT AND RUN NORTHERLY ALONG SAID ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 100.37 FEET TO THE CENTERLINE OF A ASPHALT DRIVEWAY; THENCE TURN AN ANGLE OF 60 DEGREES 25 MINUTES 43 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 69.25 FEET; THENCE TURN AN ANGLE OF

12 DEGREES 13 MINUTES 49 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 22.43 FEET; THENCE TURN AN ANGLE OF 16 DEGREES 40 MINUTES 30 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 16.01 FEET; THENCE TURN AN ANGLE OF 31 DEGREES 11 MINUTES 47 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 41.83 FEET; THENCE TURN AN ANGLE OF 15 DEGREES 10 MINUTES 25 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 27.55 FEET; THENCE TURN AN ANGLE OF 11 DEGREES 22 MINUTES 27 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 63.57 FEET; THENCE TURN AN ANGLE OF 15 DEGREES 38 MINUTES 46 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 41.43 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 21 MINUTES 15 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 61.45 FEET; THENCE TURN AN ANGLE OF 18 DEGREES 32 MINUTES 47 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 57.90 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 01 MINUTES 43 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 32.81 FEET; THENCE TURN AN ANGLE OF 112 DEGREES 48 MINUTES 13 SECONDS LEFT AND RUN A DISTANCE OF 169.09 FEET TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES MORE OR LESS.

WHEREAS, at the time and place stated in said notice, TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, as mortgagee or transferee, did by and through Jeremy D. Cobb, offer said property for sale to the highest bidder for cash; and

WHEREAS, at said sale, TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY became the purchaser of said property for the sum of ONE HUNDRED EIGHTY SIX THOUSAND AND 00/00 DOLLARS (\$186,000.00), which sum is credited upon the indebtedness secured by said mortgage as aforesaid, the said TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, as mortgagee or transferee, acting by and through Jeremy D. Cobb, as its duly appointed agent and attorney in fact, does hereby grant, bargain, sell, convey and deliver unto TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY the above described real estate, situated in SHELBY County, Alabama.


TO HAVE AND TO HOLD unto TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, its successors and assigns forever, as completely and fully in all respects as the same could or ought to be conveyed by TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, under and by virtue of the power and authority contained in said mortgage.

IN WITNESS WHEREOF, the said JAMES N. CARROLL AND BETTY L. CARROLL, MARRIED PERSONS, mortgagors, by and through TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, mortgagee or transferee, by Jeremy D. Cobb, auctioneer conducting this sale and as attorney in fact, have hereunto set their hands and seals this AUGUST 5, 2015.

JAMES N. CARROLL AND BETTY L. CARROLL,
MARRIED PERSONS,
Mortgagors by and through,

TRUSTMARK NATIONAL BANK SUCCESSOR BY
MERGER TO BANKTRUST SUCCESSOR BY MERGER
TO THE PEOPLES BANK AND TRUST COMPANY,
Mortgagee or Transferee,

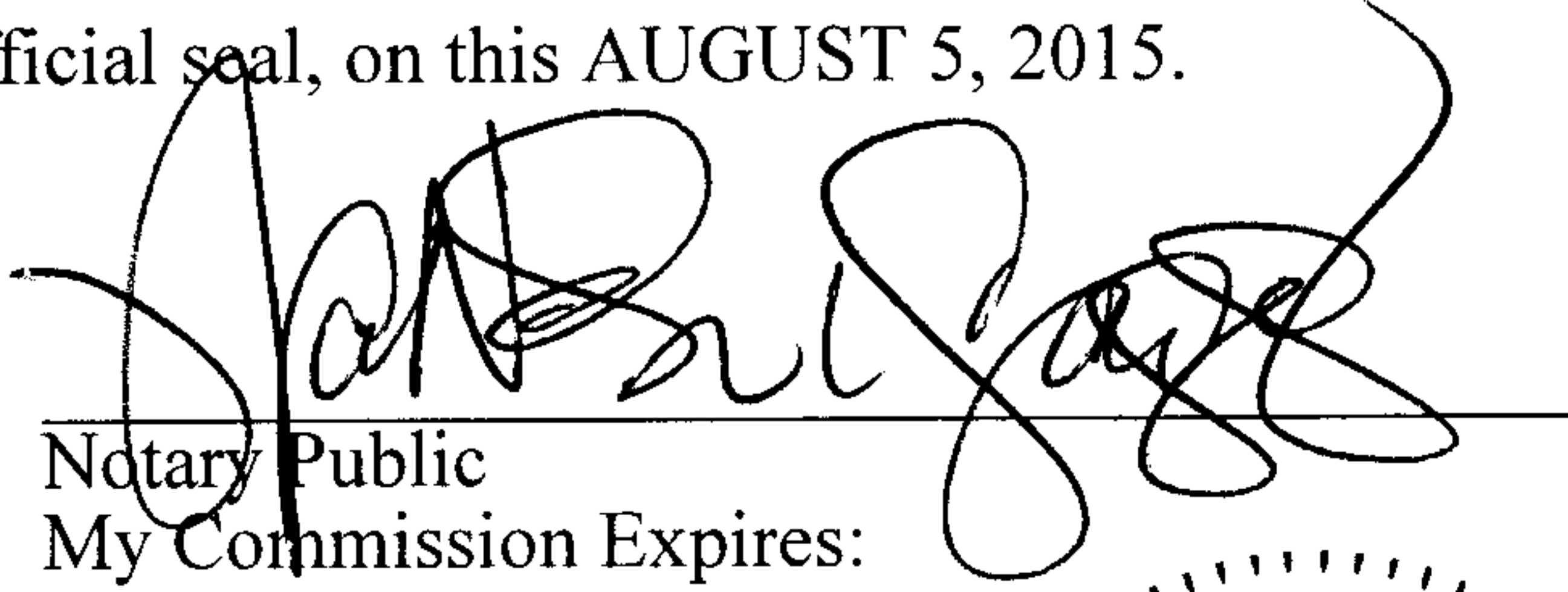
By: 
Jeremy D. Cobb
Auctioneer and Attorney in Fact



20150805000269390 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/05/2015 11:20:48 AM FILED/CERT

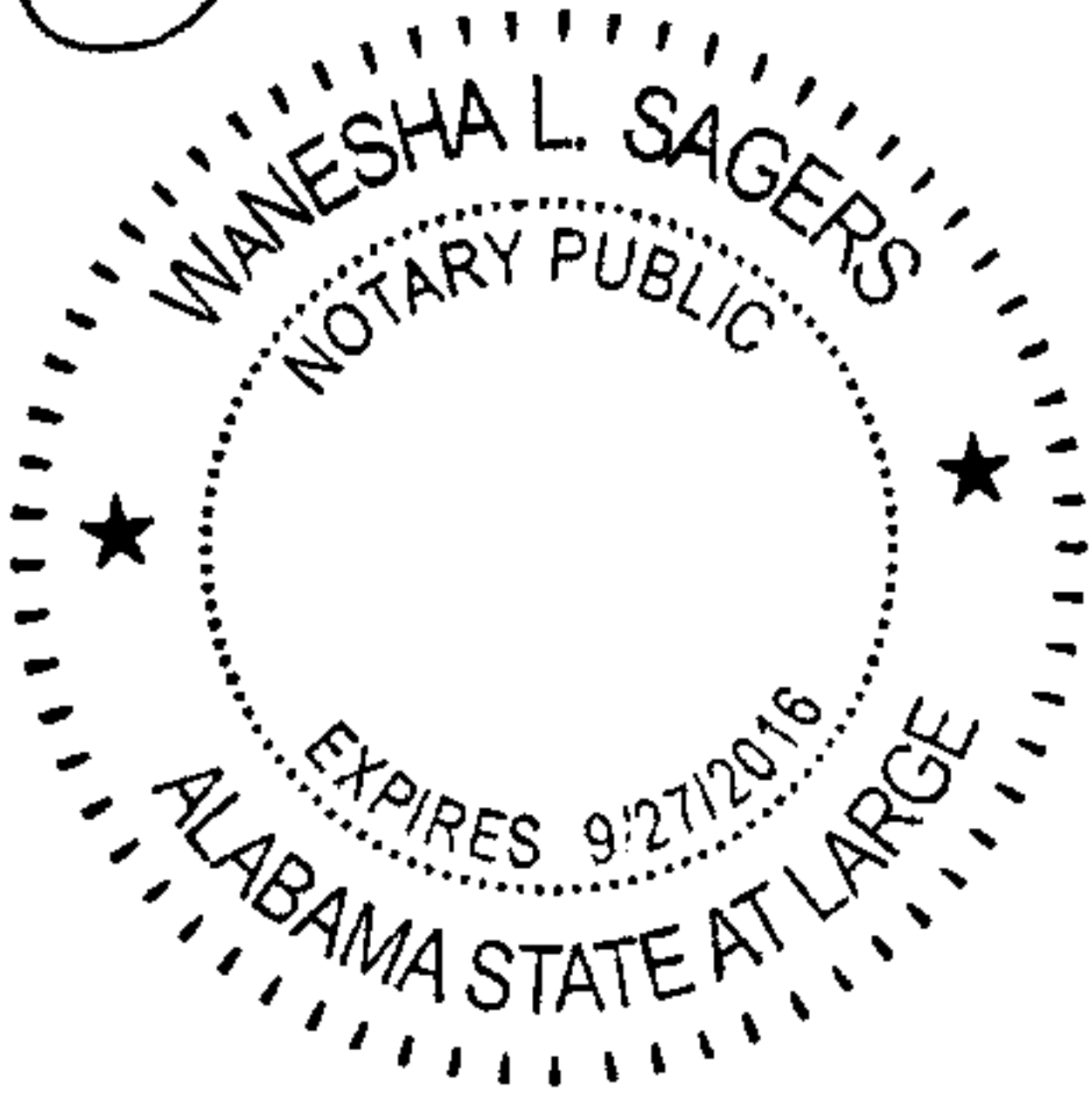
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy D. Cobb, whose name as auctioneer and attorney in fact for TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, and who signed the names of JAMES N. CARROLL AND BETTY L. CARROLL, MARRIED PERSONS to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he\she\they executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and attorney in fact for TRUSTMARK NATIONAL BANK SUCCESSOR BY MERGER TO BANKTRUST SUCCESSOR BY MERGER TO THE PEOPLES BANK AND TRUST COMPANY, mortgagee or transferee, for and as the act of JAMES N. CARROLL AND BETTY L. CARROLL, MARRIED PERSONS, mortgagor(s) in the mortgage referenced in the foregoing deed.

Given under my hand and official seal, on this AUGUST 5, 2015.


Notary Public
My Commission Expires:


20150805000269390 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/05/2015 11:20:48 AM FILED/CERT



JAMES N. CARROLL AND BETTY L. CARROLL, MARRIED PERSONS
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