STATE OF ALABAMA)	
) MORT	GAGE FORECLOSURE DEED
SHELBY COUNTY)	20151119000400590
		11/19/2015 03:28:07 PM
KNOW ALL MEN B	FCDEEDS 1/4	

THAT, WHEREAS, heretofore, on to-wit February 5, 2008, Holsombeck Builders, Inc., a corporation, executed a certain mortgage on property hereinafter described to Aliant Bank, n/k/a USAmeriBank, which said mortgage is recorded in Instrument Number 20080207000051320, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance 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 same Aliant Bank, n/k/a USAmeriBank, 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Outlook*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of August 26, September 2 and September 9, 2015, and the notice of continuance was published in its issue of November 11, 2015. WHEREAS, on the 18th day of November, 2015, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Holsombeck Builders, Inc. did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale

for the said Aliant Bank, n/k/a USAmeriBank, and

WHEREAS, the said Aliant Bank, n/k/a USAmeriBank, was the highest bidder in the amount of One Hundred Nineteen Thousand Five Hundred Four and 11/100 Dollars (\$119,504.11) which sum of money Aliant Bank, n/k/a USAmeriBank, offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Aliant Bank, n/k/a USAmeriBank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Nineteen Thousand Five Hundred Four and 11/100 Dollars (\$119,504.11), the said Holsombeck Builders, Inc. and Aliant Bank, n/k/a USAmeriBank, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Aliant Bank, n/k/a USAmeriBank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Lot 976, according to the Final Plat of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Aliant Bank, n/k/a USAmeriBank, its successors and assigns forever; 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 and the United States of America.

IN WITNESS WHEREOF, the said Holsombeck Builders, Inc. and Aliant Bank, n/k/a USAmeriBank, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 18th day of November, 2015.

20151119000400590 11/19/2015 03:28:07 PM FCDEEDS 3/4

Holsombeck Builders, Inc.

BY:

Burt W. Newsome Attorney-in-Fact

Aliant Bank, n/k/a USAmeriBank

BY:

Burt W. Newsome

as Attorney-In-Fact and Agent

BY:

Burt W. Newsome as the Auctioneer

and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Holsombeck Builders, Inc., whose name as Attorney-in-Fact and agent for Aliant Bank, n/k/a USAmeriBank, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 18th day of November, 2015.

Notary Public in and for the State of Alabama at Large

My Commission Expires

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME NEWSOME LAW, LLC ATTORNEYS AT LAW Post Office Box 382753 Birmingham, Alabama 35238 (205) 747-1970

Real Estate Sales Validation Form

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

Grantor's Name	Holsombeck Builders, Inc.	Grantee's Name	USAmeriBank	
Grantor's Name Mailing Address	249 York Street	Mailing Address		
iviaining / taarooo	Trussville, AL 35173		Birmingham, AL 35238	
Property Address	2038 Highview Way	Date of Sale	11/18/2015	
Flobelly Address	Lot 976, Waterford Highlands	Total Purchase Price		
	Calera, AL 35040	- or		
20151119000400590		Actual Value	\$	
11/19/2015 03:28:07 PM		or		
FCDEEDS 4/4		Assessor's Market Value	\$.	
The purchase price evidence: (check of Bill of Sale Sales Contract Closing Stater	ne) (Recordation of docum	this form can be verified in the entary evidence is not required. Appraisal Other Foreclosure	red)	
	document presented for reco this form is not required.	ordation contains all of the re	quired information referenced	
		Instructions		
	d mailing address - provide in current mailing address.	the name of the person or pe	ersons conveying interest	
Grantee's name are to property is being		the name of the person or p	ersons to whom interest	
Property address -	the physical address of the	property being conveyed, if a	available.	
Date of Sale - the	date on which interest to the	property was conveyed.		
•	ce - the total amount paid for the instrument offered for re	r the purchase of the propert ecord.	y, both real and personal,	
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.				
excluding current usersponsibility of va	ise valuation, of the property			
accurate. I further		atements claimed on this for	ed in this document is true and may result in the imposition	
Date 11/18/2015		Print Burt W. Newsome		
Unattested		Sign B		
	(verified by)		ee/Owner/Agent) circle one	



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/19/2015 03:28:07 PM
\$24.00 CHERRY
20151119000400590

Jung 3

Form RT-1