

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE  
ROSEN HARWOOD, P.A.  
2200 Jack Warner Pkwy Ste 200  
Post Office Box 2727  
Tuscaloosa, AL 35403  
(205) 344-5000

STATE OF ALABAMA                   \*  
   \*  
COUNTY OF SHELBY               \*

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 15<sup>th</sup> day of February 2006, ERICA ROBERTSON, an unmarried woman, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument No. 20060228000094960 in the office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the 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 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 City 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 title 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 said VANDERBILT MORTGAGE AND FINANCE, INC., 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 the foreclosure of said mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of December 30, 2015, January 6, January 13 and February 10, 2016; and

WHEREAS, on February 16, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Sixty Thousand Three Hundred and 00/100 (\$60,300.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Sixty Thousand Three Hundred and 00/100 (\$60,300.00) Dollars on the indebtedness secured by said mortgage, VANDERBILT MORTGAGE AND FINANCE, INC., by and through ROBIN E. PATE, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 19 South, Range 2 East in Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of the above said 1/4 – 1/4; Thence go South along the West line of said 1/4 – 1/4 for a distance of 180.94 feet to an iron pin set, said point being the POINT OF BEGINNING of the above described parcel; thence continue along the last described course for a distance of 109.06 feet to an iron pin found; thence deflect an angle left of 90°00'00" and go Easterly for a distance of 308.68 feet to an iron pin set; thence deflect an angle left of 90°00'00" and go Northerly for a distance of 183.00 feet to a point, said point also being the centerline of a 20.00 feet easement; thence deflect an angle left of 108°16'30" and go Southwesterly for a distance of 235.75 feet to a point; thence deflect an angle right of 18°16'30" and go Westerly for a distance of 84.82 feet to the POINT OF BEGINNING, said parcel containing 1.00 acre more or less.

#### 20.00 feet Easement


Begin at the Northeastern corner of the above described parcel, said point being the centerline of a 20.00 feet wide easement being 10.00 feet on either side of the following described centerline; thence go Northeasterly along said centerline for a distance of 21.24 feet to a point; thence deflect an angle right of 13°02'13" and go Easterly along said centerline for a distance of 108.79 feet to a point; thence deflect an angle of 3°22'31" and go Easterly along said centerline for a distance of 128.70 feet to the Westerly right of way margin of U.S. Highway #231 and the end of said easement

INCLUDING a security interest in one (1) 2006 Southern manufactured home,  
Serial No. DSDAL46691AB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT  
MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any  
easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate  
Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by  
the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty  
or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused  
this instrument to be executed by and through ROBIN E. PATE, its Attorney in Fact, who has  
hereunto set her hand and seal on this the 16<sup>th</sup> day of February 2016.

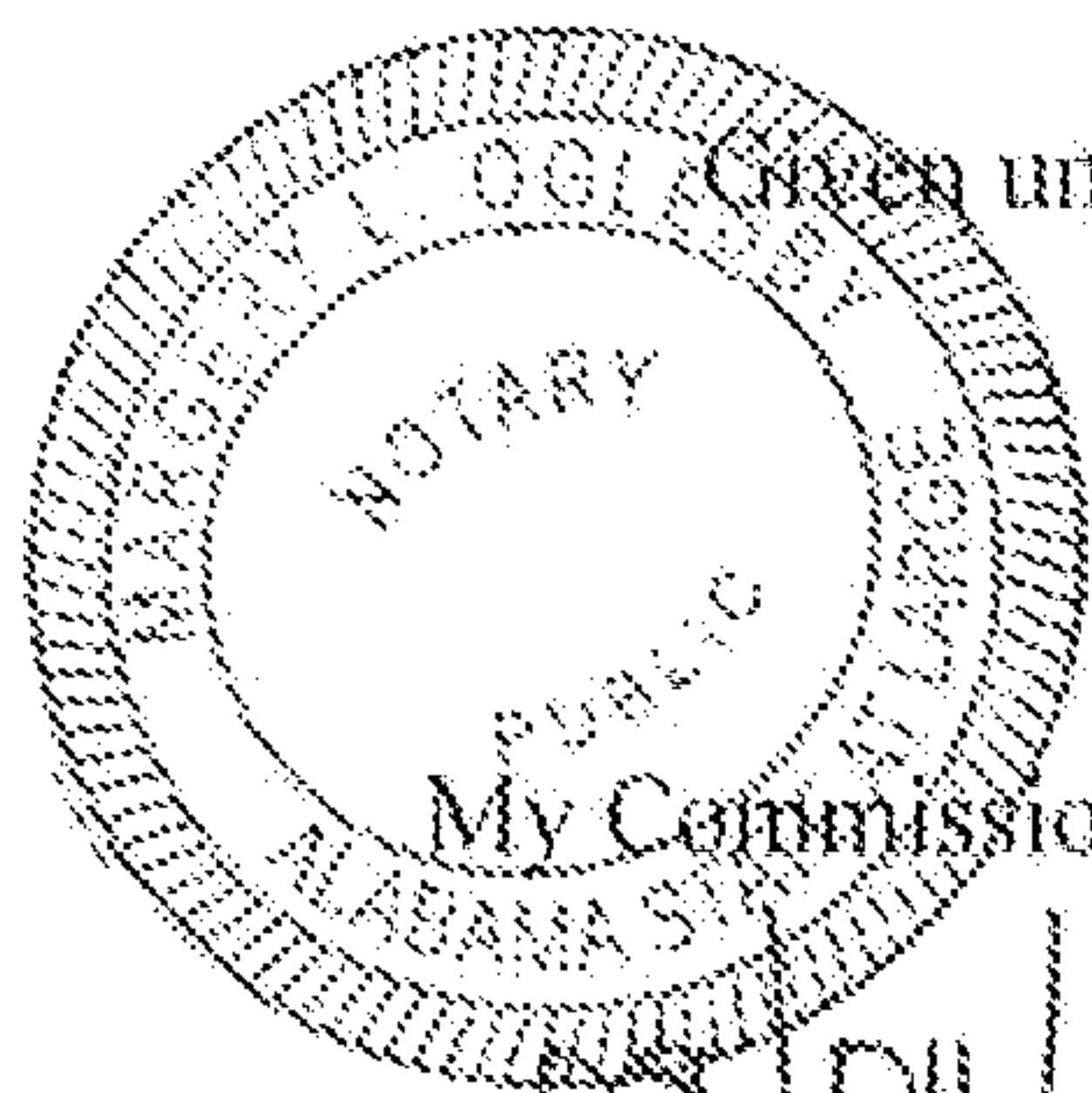
VANDERBILT MORTGAGE AND FINANCE, INC.

By   
ROBIN E. PATE  
Its Attorney in Fact

STATE OF ALABAMA                   \*  
   \*  
COUNTY OF TUSCALOOSA        \*

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify  
that ROBIN E. PATE, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND  
FINANCE, INC., 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 the conveyance, she, in her capacity as  
said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears  
date.

Given under my hand and official seal this the 16<sup>th</sup> day of February 2016.



  
Notary Public

My Commission Expires:

07/04/2019

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SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.  
PO Box 9800  
Maryville, TN 37802



## Real Estate Sales Validation Form

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

Grantor's Name	Erica Robertson	Grantee's Name	Vanderbilt Mortgage and Finance, Inc.
Mailing Address	PO Box 263	Mailing Address	PO Box 9800
	Vincent, AL 35178		Maryville, TN 37802
Property Address	1899 Hwy 231	Date of Sale	02/16/2016
	Vincent, AL	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 53,150.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

**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 02/16/2016

Print Robin E. Pate

☐ Unattested

(verified by)

Sign Robin E. Pate

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/19/2016 01:07:21 PM  
\$24.00 JESSICA  
20160219000052390

*James W. Fuhrmeister*