

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, April 16, 2010, Kelvin W. Arnold, a married man and wife, LaQuite Jackson Arnold, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for Trustmark National Bank said Mortgage being recorded April 21, 2010 in Instrument Number 20100421000121590 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Trustmark National Bank by instrument recorded in Instrument Number 20160325000096780 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Trustmark National Bank as holder, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 03/23/2016, 03/30/2016 and 04/06/2016.

WHEREAS, on May 4, 2016 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Trustmark National Bank did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Trustmark National Bank in the amount of Seventy Six Thousand Nine Hundred Fifty and no/100 (\$76,950.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Trustmark National Bank, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Trustmark National Bank as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Seventy Six Thousand Nine Hundred Fifty and no/100 (\$76,950.00) Dollars, Mortgagors, by and through Trustmark National Bank, does grant, bargain, sell and convey unto Trustmark National Bank the following described real property situated in Shelby County, Alabama to wit:


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Shelby Cnty Judge of Probate, AL
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Lot 10, according to the Survey of Resurvey of Block 4 of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

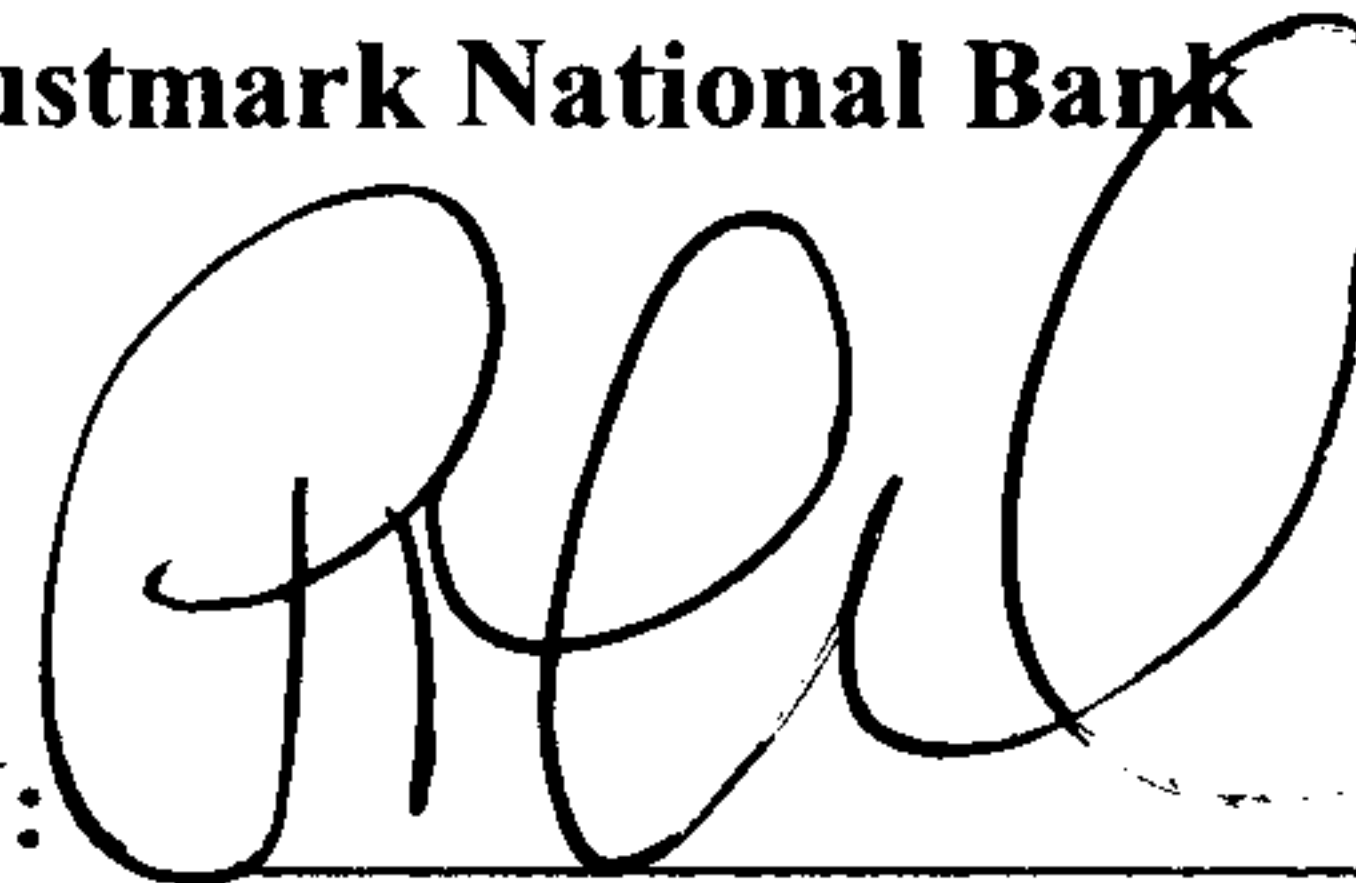
TO HAVE AND TO HOLD, the above described property unto Trustmark National Bank, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Trustmark National Bank as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set hand and seal on this the 4th day of May, 2016.

BY: Kelvin W. Arnold and LaQuite Arnold

BY: Trustmark National Bank

BY:



Paul K. Lavelle

as Auctioneer and Attorney-in-Fact


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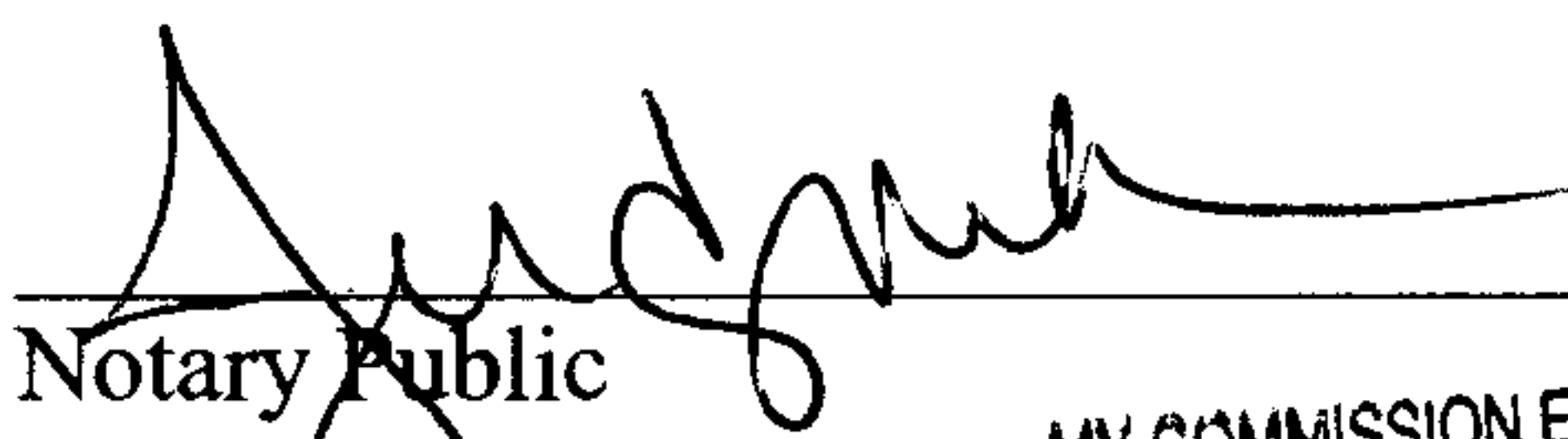
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2016

[Notary Seal]


Notary Public
My Commission Expires: March 26, 2018 MY COMMISSION EXPIRES:

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee

Send Tax Notice to:
Trustmark National Bank
P O Box 522
Jackson MS 39205


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Real Estate Sales Validation Form

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

Grantor's Name Kelvin W. Arnold and LaQuite Arnold
Mailing Address 904 Hillsboro Lane
Helena AL 35080

Grantee's Name Trustmark National Bank
P O Box 522
Jackson MS 39205

Property Address 904 Hillsboro Lane
Helena, AL, 35080

Date of Sale 05/04/2016
Total Purchase Price \$ 76950.00

or
Actual Value \$ _____

or
Actual 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 Deed

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 May 4, 2016

By: Spina & Lavelle, P.C.
Paul K. Lavelle

Sign: _____

Unattested _____

(verified by)

As Attorney for: Trustmark National Bank



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