

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Woodrow Lowe and Linda J. Lowe, husband and wife
Loan # 214921
MAP#10-0091

KNOW ALL MEN BY THESE PRESENTS: That, Woodrow Lowe and Linda J. Lowe, husband and wife did, on to-wit: the 5th day of December, 2001 execute a mortgage to CB&T Bank of Russell County, which mortgage is recorded in Instrument Number 2001-53829; said mortgage transferred and assigned to NTA Property Management, LLC in Instrument Number 20160302000067320 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said NTA Property Management, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 16, March 23 and March 30, 2016; and

WHEREAS, on the 21st day of April, 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 NTA Property Management, LLC did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of NTA Property Management, LLC in the amount of **Two Hundred Sixty Thousand Twenty Three and 42/100ths Dollars (\$260,023.42)**, which sum the said NTA Property Management, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said NTA Property Management, LLC; and


WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **Two Hundred Sixty Thousand Twenty Three and 42/100ths Dollars (\$260,023.42)**, cash, the said Woodrow Lowe and Linda J. Lowe, husband and wife, acting by and through the said NTA Property Management, LLC by Mark A. Pickens, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said NTA Property Management, LLC, by Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto NTA Property Management, LLC the following described real estate situated in Shelby County, Alabama to wit:

Lot 1026 according to the Survey of Grande View Estates, Giviapour Addition to Alabaster, 10th Addition, Phase I as recorded in Map Book 27, Page 95, Shelby County, Alabama

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

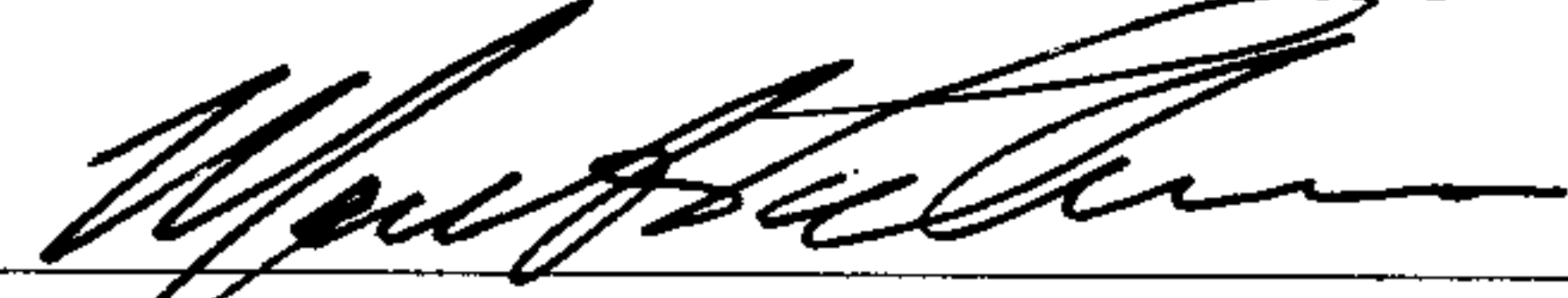
TO HAVE AND TO HOLD THE above described property unto NTA Property Management, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


20160613000202740 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/13/2016 10:07:23 AM FILED/CERT

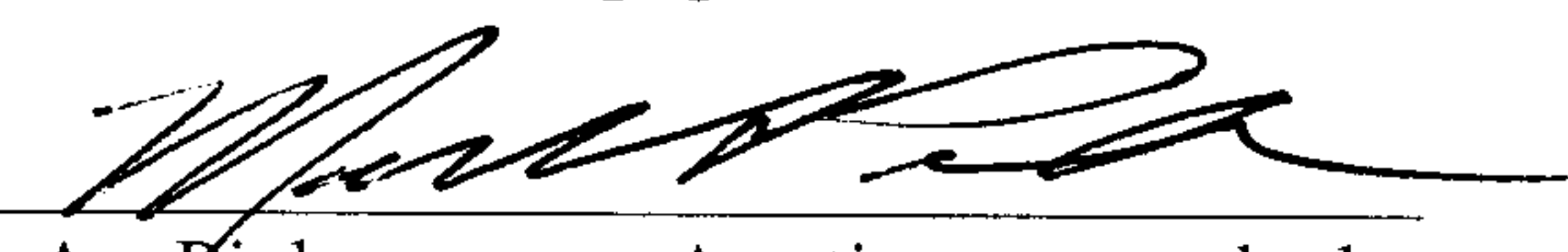
IN WITNESS WHEREOF, the said NTA Property Management, LLC , has caused this instrument to be executed by Mark A. Pickens, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Mark A. Pickens, has executed this instrument in his capacity as such auctioneer on this the 21st day of April, 2016 .


Woodrow Lowe and Linda J. Lowe, husband and wife Mortgagor(s)

By: NTA Property Management, LLC
Mortgagee or Transferee of Mortgagee

By: 
Mark A. Pickens, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

NTA Property Management, LLC Mortgagee or Transferee of Mortgagee

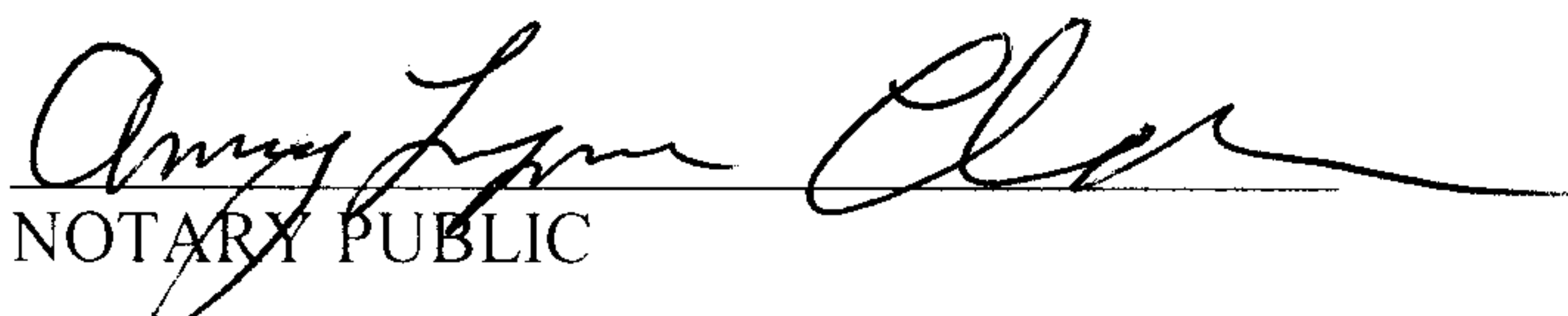
By: 
Mark A. Pickens, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee

By: 
Mark A. Pickens, as Auctioneer and the person conducting sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

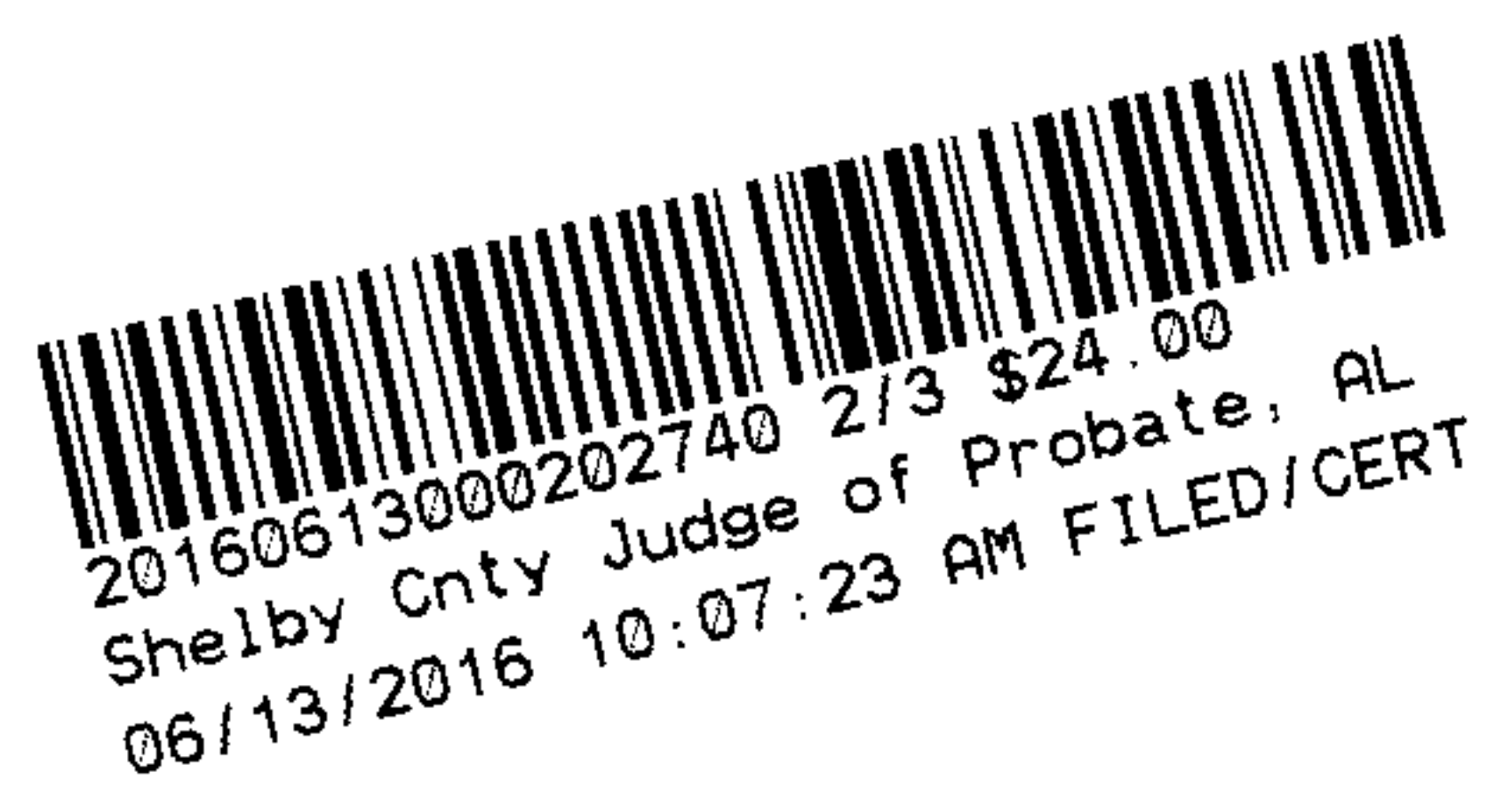
Given under my name and official seal this the 21st day of April, 2016 .


NOTARY PUBLIC

COMMISSION EXPIRES: 10-24-17

GRANTEE'S ADDRESS:
201 Conroy Road
Sterrett, Alabama 35147

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259
MAP# NTA 10-0091



Real Estate Sales Validation Form

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

Grantor's Name Woodrow Lowe and Linda J. Lowe
Mailing Address 282 Grande View Parkway
Alabaster, AL 35007

Grantee's Name NTA Property Management LLC
Mailing Address 201 Conroy Road
Sterrett, AL 35147

Property Address 282 Grande View Parkway
Alabaster, AL 35007

Date of Sale 04/21/2016
Total Purchase Price \$ 260,023.42
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 4-21-2016

Print Mark A. Pickens

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

