



20160627000222630 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/27/2016 01:08:04 PM FILED/CERT

Siwell Inc  
DBA Capital Mortgage  
4212 South Street  
Lubbock, TX 79413

## AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, ROBERT R. HOWARD and ANNIE NELL HOWARD, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Nations Lending Corporation, and Lender's successors and assigns dated May 2, 2014, and Recorded in Instrument No. 20140509000139830 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Siwell Inc., D/B/A Capital Mortgage Services of Texas in Instrument # 20160425000135070 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, by an advertisement published in the issues of said newspaper on May 11, May 18 & May 25, 2016, fixing the time of the sale of said property to be during the legal hours of sale on the 15<sup>th</sup> day of June, 2016, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 15<sup>th</sup> day of June, 2016, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **SIWELL INC., DBA CAPITAL MORTGAGE SERVICES OF TEXAS** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$113,816.97**. The said Siwell Inc., DBA Capital Mortgage Services of Texas, by and through Mike T. Atchison as auctioneer, and as its attorney-in-fact, and Robert R. Howard & Annie Nell Howard by Mike T. Atchison, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **SIWELL INC., DBA CAPITAL MORTGAGE SERVICES OF TEXAS**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN INSTRUMENT NUMBER 20080708000274550 AND IS DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST FOR THE POINT OF BEGINNING; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 1320.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 19 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 699.84 FEET; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS WEST FOR 1320.41 FEET TO THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 58 SECONDS WEST FOR 699.84 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPT THAT PORTION SOLD IN INSTRUMENT # 1993-23422, BEING MORE PARTICULARLY DESCRIBED AS:**

**COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 892.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE OF 365.00 FEET TO THE NORTH EDGE OF A DIRT ROAD; THENCE RUN SOUTH 84 DEGREES 58 MINUTES 29 SECONDS EAST ALONG SAID DIRT ROAD FOR 700.10 FEET MORE OR LESS TO A POINT 699.84 FEET EAST OF THE**



WEST LINE OF SAID 1/4-1/4; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 365.00 FEET; THENCE RUN NORTH 84 DEGREES 58 MINUTES 29 SECONDS WEST FOR 700.10 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

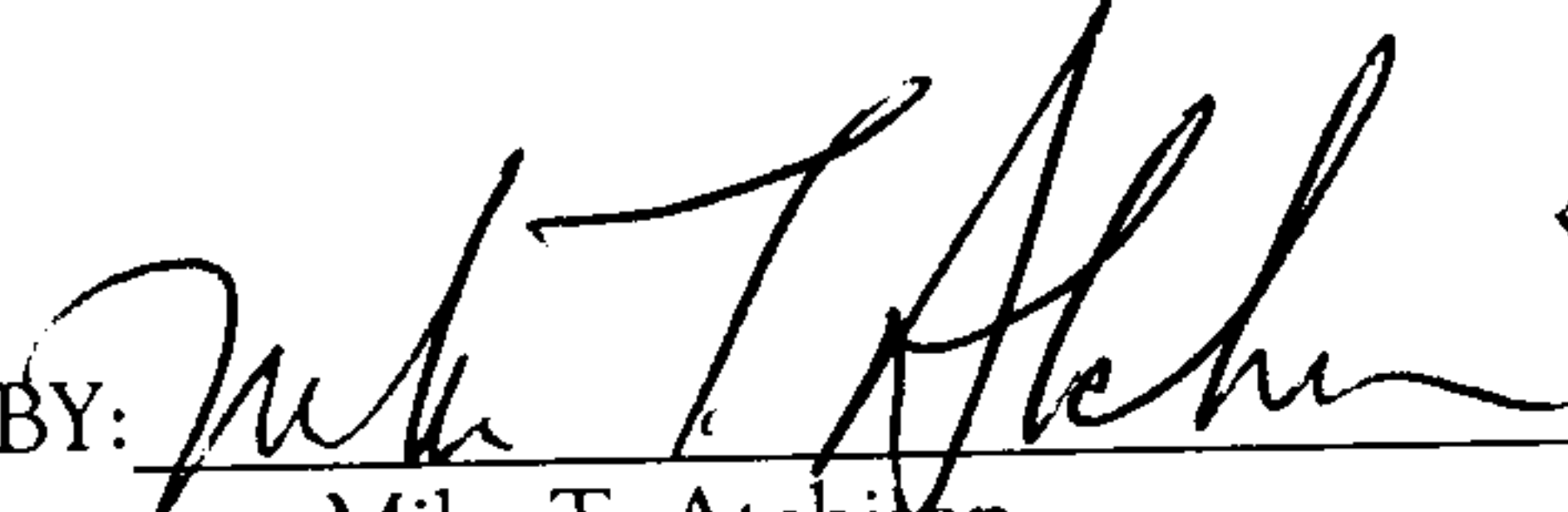
TO INCLUDE A 1991 PALM HARBOR DOUBLEWIDE BEIGE VIN #PH143089A, TITLE #1262049 (ISSUED 5/9/91) AND VIN #PH143089B, TITLE #12605511 (ISSUED 5/6/91) PURCHASED 2/9/91.

PROPERTY ADDRESS: 480 Reynolds Rd. Vincent, AL 35178

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **SIWELL INC., DBA CAPITAL MORTGAGE SERVICES OF TEXAS**, the purchaser at said sale, 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 any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said Siwell Inc., DBA Capital Mortgage Services of Texas, and Robert R. Howard & Annie Nell Howard, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 15th day of June, 2016.

SIWELL INC., DBA CAPITAL MORTGAGE  
SERVICES OF TEXAS and  
ROBERT R. HOWARD & ANNIE NELL HOWARD

BY:   
Mike T. Atchison  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Mike T. Atchison, whose name as attorney-in-fact and auctioneer for Siwell Inc., DBA Capital Mortgage Services of Texas, and Robert R. Howard & Annie Nell Howard 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 27<sup>th</sup> day of June, 2016.

  
NOTARY PUBLIC

My Commission Expires: 10/4/16

**GRANTEE'S ADDRESS:**


Siwell Inc., DBA Capital Mortgage Services of Texas  
4212-50<sup>th</sup> Street  
Lubbock, TX 79413

**GRANTOR'S ADDRESS:**

Robert R. Howard & Annie Nell Howard  
480 Reynolds Rd.  
Vincent, AL 35178

**This instrument prepared by:**

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
2122-09

  
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## Real Estate Sales Validation Form

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

Grantor's Name Robert R. Howard  
Mailing Address Annie Nell Howard  
480 Reynolds Rd  
Vincent, AL 35178

Grantee's Name Siwell Inc.DBA Capital Mtg Serv of TX  
Mailing Address 4212-50th Street  
Lubbock, TX 79413

Property Address 480 Reynolds Rd  
Vincent, AL 35178

Date of Sale June 15, 2016

Total Purchase Price \$ 113,816.97

or

Actual Value

\$

or

Assessor's Market Value \$



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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

☐ Appraisal

☐ Sales Contract

☒ Other Auctioneer's Deed

☐ 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 8/20/16

Print

William S. McFadden

Unattested

Sign

(Signature)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1