

STATE OF ALABAMA
COUNTY OF SHELBY


20160808000281880 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
08/08/2016 03:57:45 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on September 8, 2010, CYNTHIA CARTEE, WIFE, AND WILLIAM CARTEE, HUSBAND, executed a certain mortgage on the property hereinafter described to FIRST UNITED SECURITY BANK, said mortgage being recorded in the office of the Judge of Probate of Shelby County, Alabama, as Instrument # 20101102000365990, and said mortgage being subsequently assigned to Debra King on June 21, 2016, said assignment being recorded in the office of the Judge of Probate of Shelby County, Alabama, as Instrument # 20160628000224900; 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 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 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Debra King as mortgagee/assignee 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, for three successive weeks, in its editions of July 13, July 20, July 27, 2016; and

WHEREAS, on the 5th day of August, 2016, the day on which the foreclosure 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 William R. Justice was the Auctioneer who conducted said sale for Debra King, mortgagee/assignee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Debra King, in the amount of Thirty-eight Thousand Five Hundred Sixteen and 34/100 Dollars (\$38,516.34), which sum of money offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Debra King.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Thirty-eight Thousand Five Hundred Sixteen and 34/100 Dollars (\$38,516.34) on the indebtedness secured by said mortgage, the said Debra King, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Debra King, and the said William R. Justice, as the

Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Debra King the following described property situated in Shelby County, Alabama, to-wit:

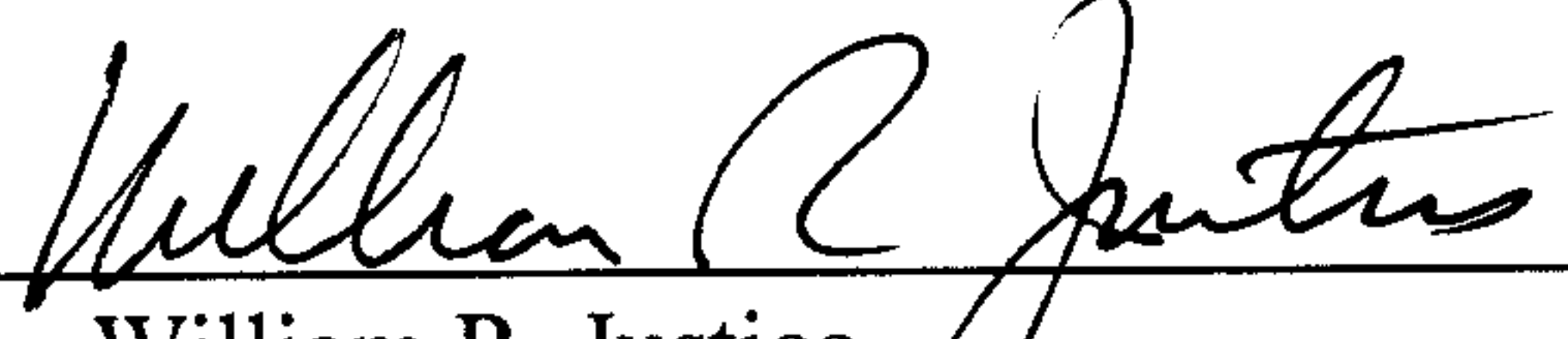
Lot 1, according to the Survey of King's Twin Acres, as recorded in Map Book 29, Page 3, in the Probate Office of Shelby County, Alabama.

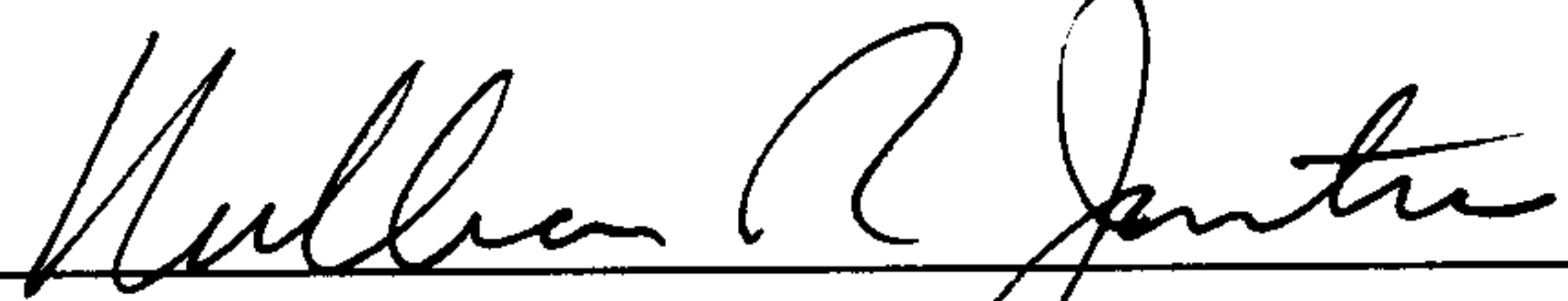
TO HAVE AND TO HOLD the above described property unto Debra King, and her heirs, executors, administrators, successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Debra King has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 5th day of August, 2016.


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DEBRA KING, Mortgagee/Assignee:

By: 
William R. Justice
as Attorney in Fact and
Auctioneer.

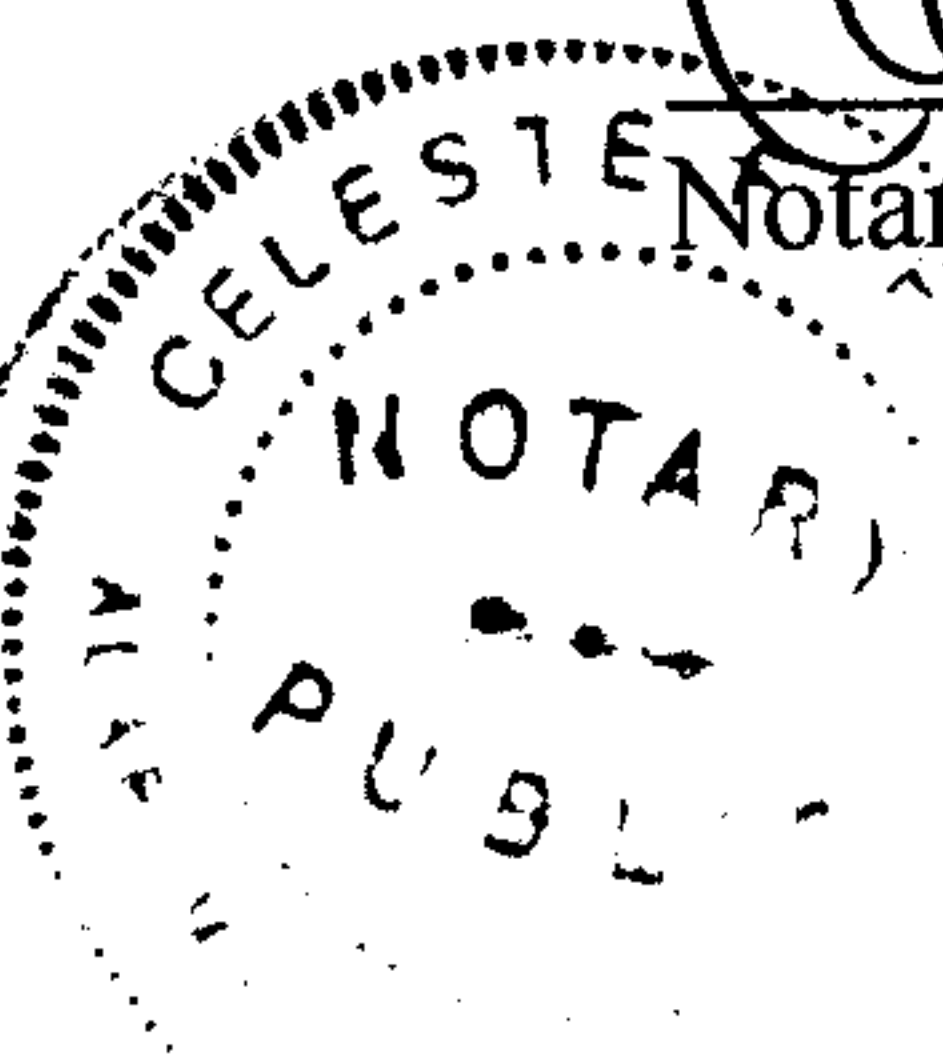
By: 
William R. Justice
as Auctioneer conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice, whose name as Auctioneer and Attorney in Fact for Debra King, 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, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 5th day of August, 2016.

My Commission Expires: 10-9-16

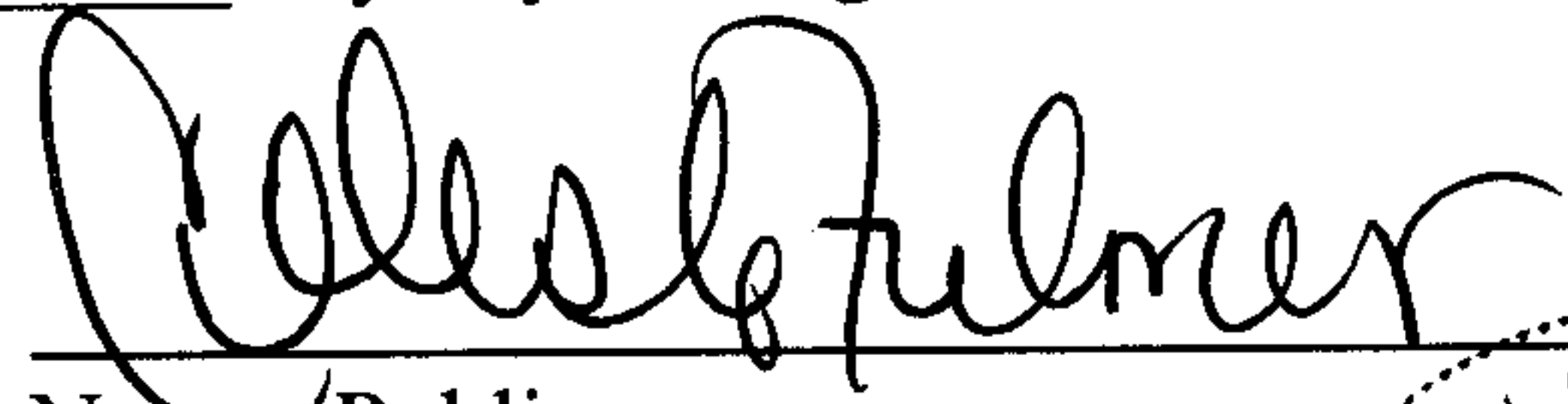

Notary Public


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STATE OF ALABAMA
SHELBY COUNTY

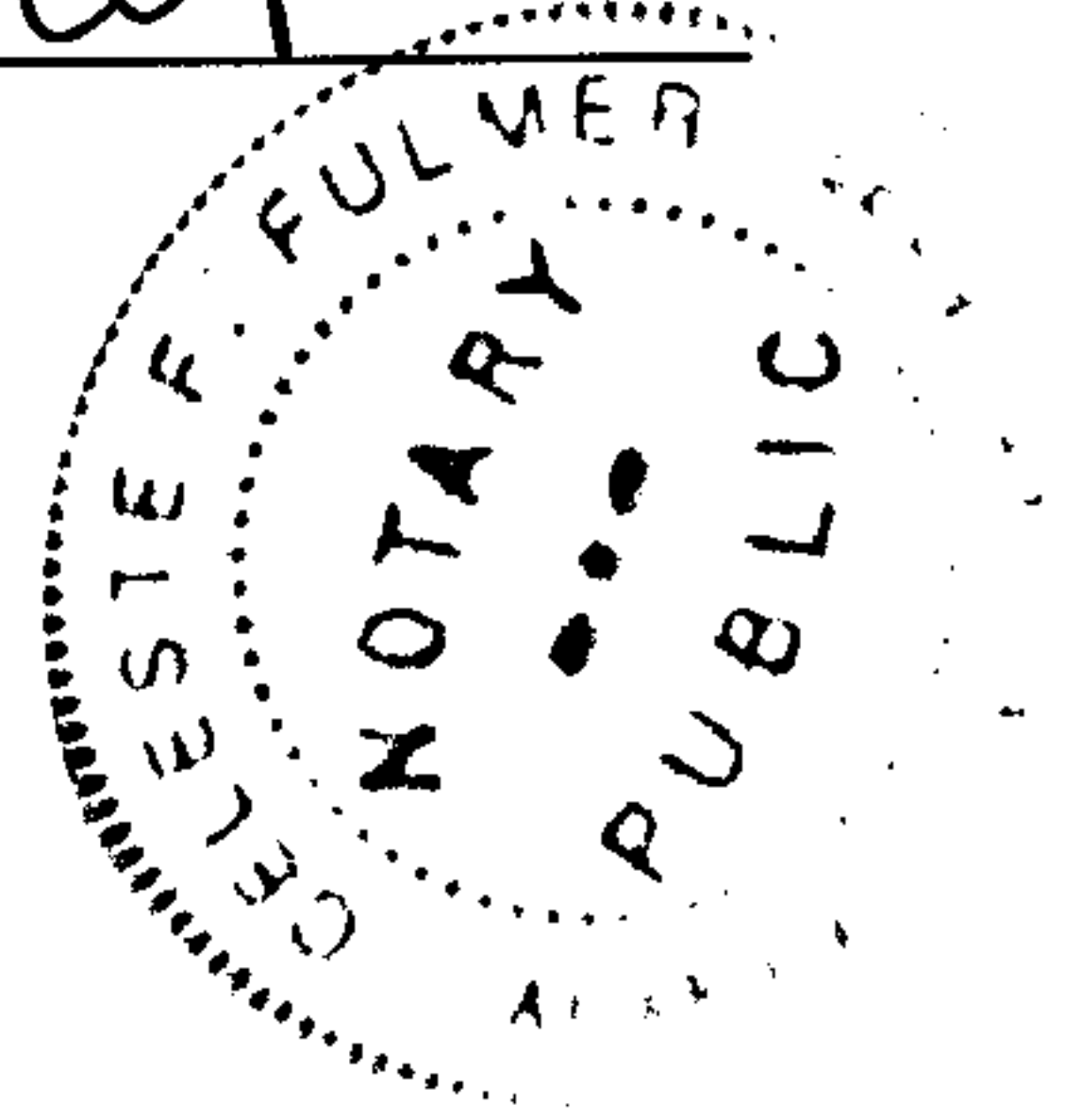
I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 5th day day of August, 2016.


Notary Public

My Commission Expires: 10-9-16

Prepared by William R. Justice, P.O. Box 587, Columbiana, AL 35051



Real Estate Sales Validation Form

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

Grantor's Name Cynthia + William Cartee
Mailing Address 130 Kewaw Drive
Shelby, AL 35143

Grantee's Name Debra King
Mailing Address 314 Old Millhouse Lane
Columbia, AL 35051

Property Address 130 Kewaw Drive
Shelby, AL

Date of Sale 8-5-16
Total Purchase Price \$ _____

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other foreclosure - loan documents

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 8-5-16

Print William R. Justice

☐ Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1