

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE
ROSEN HARWOOD, P.A.
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Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

20160824000305860
08/24/2016 10:43:22 AM
FCDEEDS 1/3

STATE OF ALABAMA *
 *
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 12th day of September 2007, BARRON LEE POLK and EMILY POLK, husband and wife, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument #20070914000433420 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 August 3, August 10 and August 17, 2016; and

WHEREAS, on August 23, 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 One Hundred Eighty-Five Thousand and 00/100 (\$185,000.00) 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 One Hundred Eighty-Five Thousand and 00/100 (\$185,000.00) 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 located in the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West for the point of beginning; thence run North along the West boundary line of said quarter-quarter section for a distance of 880.21 feet to the South right of way line of Shelby County Highway No. 11; thence turn an angle to the right of 72 degrees 39 minutes 27 seconds and run along said road right of way line for a distance of 343.71 feet; thence turn an angle to the right of 107 degrees 33 minutes 40 seconds and run 659.31 feet; thence turn an angle to the right of 90 degrees 17 minutes 06 seconds and run 262.43 feet; thence turn an angle to the left of 89 degrees 59 minutes 30 seconds and run 326.41 feet to the North right of way line of Hodgens Road (a dirt road); thence turn an angle to the right of 90 degrees 10 minutes 30 seconds and run West along said road for a distance of 60.23 feet to the point of beginning.

INCLUDING a security interest in one (1) 2007 CMH manufactured home, Serial No. ACDSEAL18490ABCD, permanently affixed thereto.

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 23rd day of August 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

Given under my hand and official seal this the 23rd day of August 2016.



My Commission Expires:

08/04/2019

vmfpolk, barron l mortgage foreclosure deed.docx




Notary Public

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2016 10:43:22 AM
\$23.00 DEBBIE
20160824000305860



SEND ALL TAX NOTICES TO:

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

GRANTORS' NAMES AND ADDRESS:

Barron Lee Polk & Emily Polk
203 Hodgens Rd
Chelsea, AL 35043

PROPERTY ADDRESS:

203 Hodgens Rd
Chelsea, AL 35043

GRANTEE'S NAME AND ADDRESS:

Vanderbilt Mortgage and Finance, Inc.
PO Box 9800
Maryville, TN 37802

PURCHASE PRICE: \$185,000.00