


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

SEND TAX NOTICE TO:
APCO EMPLOYEES CREDIT UNION
750 17th STREET NORTH
BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA
JEFFERSON COUNTY

MORTGAGE FORECLOSURE DEED


20160919000341050 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/19/2016 11:56:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **August 21, 2007, Dennis Fleet Barrow, a single man**, executed a certain mortgage on property hereinafter described to **APCO Employees Credit Union**, which mortgage is recorded in **Instrument Number 20070907000421530, Record of Mortgages**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **APCO Employees Credit Union**, did declare all of the indebtedness secured by 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 of general circulation published in **Shelby County, Alabama**, in its issues of **August 10, 2016; August 17, 2016; and August 24, 2016**; and

WHEREAS, on **September 13th, 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 conducted and **APCO Employees Credit Union**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **APCO Employees Credit Union** and whereas **APCO Employees Credit Union** was the highest bidder and best bidder in the amount of **Thirty Seven Thousand Four Hundred Fifty Dollars and 76/100 (\$37,450.76)** on the indebtedness secured by said mortgage, said **APCO Employees Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Dennis Fleet Barrow, a single man**, does hereby grant, bargain, sell and convey unto **APCO Employees Credit Union** the following-described property situated in **Shelby County, Alabama**, to-wit:

A parcel of land in the North ½ of the NE ¼ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 25; thence run South along the east section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 329.49 feet; thence turn right 84 degrees 41 minutes 00 seconds and run Westerly 100.86 feet; thence turn left 18 degrees 21 minutes 13 seconds and run Southwesterly 79.60 feet to the point of beginning; thence turn right 26 degrees 02 minutes 12 seconds and run Westerly 172.10 feet; thence turn left 51 degrees 21 minutes 00 seconds and run Southwest 191.06 feet to a point on a counterclockwise curve on the Northerly

right of way of Shelby County Highway #28, said curve having a central angle of 18 degrees 30 minutes 55 seconds and a radius of 838.37 feet; thence turn left 107 degrees 44 minutes 20 seconds to the tangent of said curve and run Southeasterly along the arc of said curve 270.92 feet to the point of tangent of said curve; thence turn left 84 degrees 44 minutes 30 seconds to the tangent of said curve and run Northeasterly 205.51 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, APCO Employees Credit Union, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 13th day of September, 2016.

Dennis Fleet Barrow, a single man,

By: Foster D Key
FOSTER D KEY,
ATTORNEY-IN-FACT

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APCO Employees Credit Union,

By: Foster D Key
FOSTER D KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D Key
FOSTER D KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key , whose name as Attorney-in-Fact for Dennis Fleet Barrow, a single man, and as Auctioneer and Attorney-in-Fact for APCO Employees Credit Union, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 13th day of September, 2016.

Kristel Karu Wittmeier
Notary Public
My Commission expires: October 29, 2017

KRISTEL KARU WITTMER Notary Public - State of Alabama My Commission Expires October 29, 2017

Real Estate Sales Validation Form


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

Grantor's Name: **APCO Employees Credit Union**
Mailing Address: **750 17th Street North**
Birmingham, AL 35203

Grantee's Name: **APCO Employees Credit Union**
Mailing Address: **750 17th Street North**
Birmingham, AL 35203

Property Address: **535 Ferry Road**
Columbiana AL 35051

Date of Sale: **09/13/2016**
Total Purchase Price **\$37,450.76**


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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

X **Front of 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 9/13/16

Print FOSTER D CLEY

___ Unattested

(verified by)

Sign Foster D Cley
(Grantor/Grantee/Owner/Agent) circle one