

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, JULY 2, 2016, CORY SPANGLER AND ASHLEY ROBINSON executed a certain mortgage on the property hereinafter

described to JACK WILLIAMS AND ROSELLA M. WILLIAMS, as mortgagees being recorded as Instrument # 2016203000035670, in the Probate Office of Shelby County, Alabama;

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 JACK WILLIAMS AND ROSELLA M. WILLIAMS did declare all of the indebtedness secured by said mortgages due and payable and said mortgages subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgages by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks; and

WHEREAS, on OCTOBER 26, 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 JOEL C. WATSON was the Auctioneer who conducted said sale for JACK WILLIAMS AND ROSELLA M. WILLIAMS; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of JACK WILLIAMS AND ROSELLA M. WILLIAMS, in the amount of FORTY FIVE THOUSAND DOLLARS which sum of money JACK WILLIAMS AND ROSELLA M. WILLIAMS offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to JACK WILLIAMS AND ROSELLA M. WILLIAMS; and

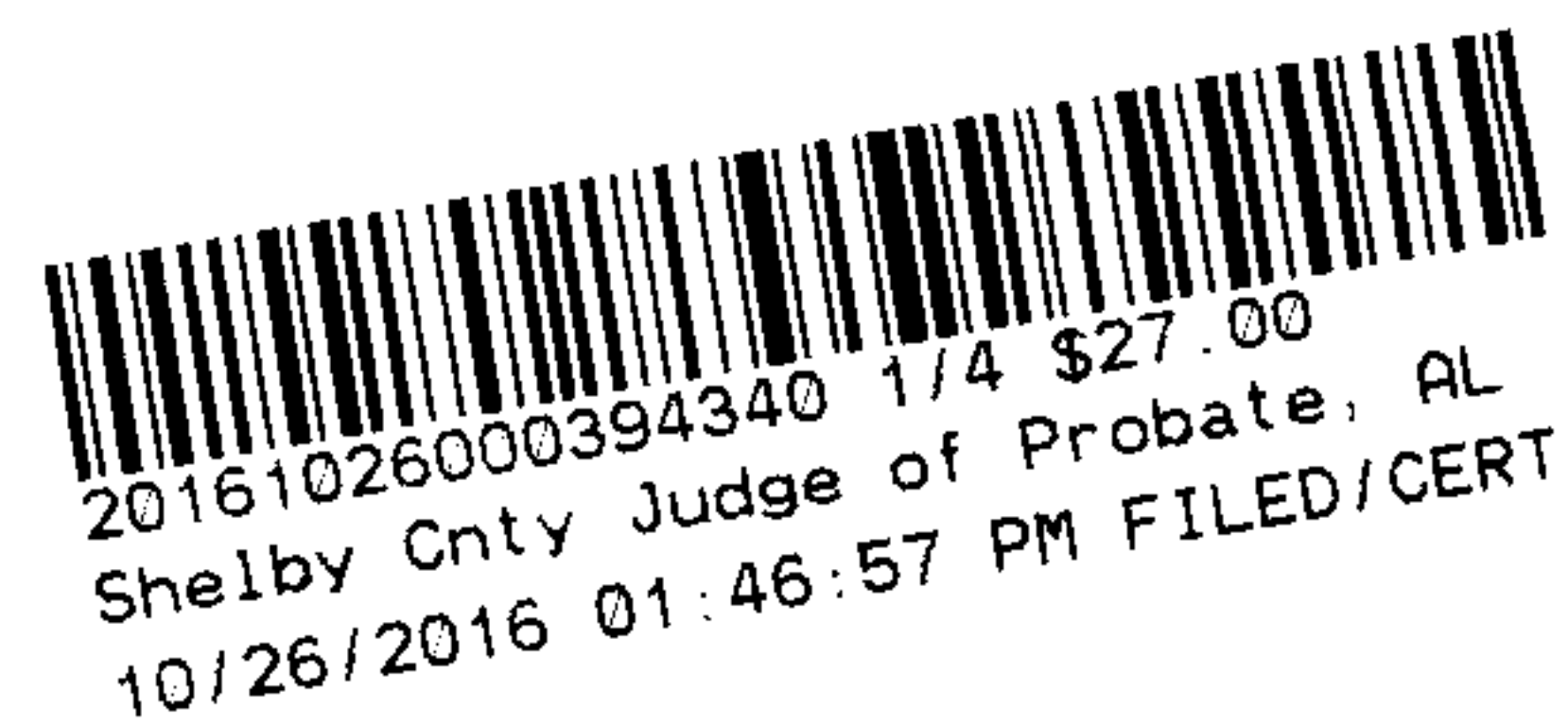
NOW, THEREFORE, in consideration of the premises and of a credit in the amount of FORTY FIVE THOUSAND DOLLARS on the indebtedness secured by said mortgage,

the said JACK WILLIAMS AND ROSELLA M. WILLIAMS, by and through JOEL C. WATSON, as Auctioneer conducting said sale and as attorney in fact for, and JACK WILLIAMS AND ROSELLA M. WILLIAMS said JOEL C. WATSON, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said JACK WILLIAMS AND ROSELLA M. WILLIAMS the following described property situated in Shelby County, Alabama, to-wit: SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto JACK WILLIAMS AND ROSELLA M., WILLIAMS, and his, her, its or their 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, JACK WILLIAMS AND ROSELLA M. WILLIAMS have caused this instrument to be executed by and through JOEL C. WATSON as Auctioneer conducting said sale, and as Attorney in Fact, and



JOEL C. WATSON as Auctioneer conducting said sale, has hereto set his hand and seal on this the 26 day of OCTOBER , 2016.  
JACK WILLIAMS AND ROSELLA M. WILLIAMS, Mortgagees:

By: Joel C. Watson  
JOEL C. WATSON as Attorney in Fact and Auctioneer.  
By: Joel C. Watson  
JOEL C. WATSON 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 JOEL C. WATSON whose name as Auctioneer and Attorney in Fact for JACK WILLIAMS AND ROSELLA M. WILLIAMS, 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 26TH day of OCTOBER, 2016.

Kay Barber  
NOTARY PUBLIC

My Commission Expires: 11-19-19




20161026000394340 2/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
10/26/2016 01:46:57 PM FILED/CERT

JACK WILLIAMS AND ROSELLA M. WILLIAMS—CORY SPANGLER AND ASHLEY ROBISNON

EXHIBIT A

Begin at a point 1165 feet North and 770 feet West of the center of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 83 degrees 31 minutes 06 seconds West 149.26 feet to an iron pin; thence North 08 degrees 06 minutes 34 seconds East, 104.50 feet to an iron pin; thence South 89 degrees 15 minutes 24 seconds East, 148.40 feet to the westerly right of way of Shelby County Road 22, thence along said road South 07 degrees 07 minutes 39 seconds West, 119.30 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20161026000394340 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
10/26/2016 01:46:57 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name CORR SPARKLEY AND  
Mailing Address WIFE ASHLEY ROBINSON  
N/A

Grantee's Name JACK + ROSELLA WILLIAMS  
Mailing Address PO. BOX 316  
Shelby, AL 35143

Property Address N/A

Date of Sale 10/26/16  
Total Purchase Price \$ 45,800  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 45,150

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 10/26/16

Print JOEL C WATSON

☐ Unattested

Sign

JOEL C WATSON  
(Grantor/Grantee/Owner/Agent) circle one

20161026000394340 4/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1