


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

SEND TAX NOTICE TO:  
ALATRUST CREDIT UNION  
POST OFFICE BOX 362045  
BIRMINGHAM, ALABAMA 35236

**MORTGAGE FORECLOSURE DEED**

  
20170120000025070 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/20/2017 11:42:29 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on **May 09, 2008**, **Amanda Jane Mealer**, an unmarried woman, executed a certain mortgage on property hereinafter described to **First Educators Credit Union n/k/a AlaTrust Credit Union**, which mortgage is recorded in **Instrument 20080513000194150**, 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 **First Educators Credit Union n/k/a AlaTrust 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 **December 07, 2016; December 14, 2016; and December 21, 2016**; and

**WHEREAS**, on **January 5<sup>th</sup>, 2017**, 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 **First Educators Credit Union n/k/a AlaTrust 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 **AlaTrust Credit Union**, and whereas **AlaTrust Credit Union**, was the highest bidder and best bidder, in the amount of **One Hundred Seventeen Thousand Three Hundred Two Dollars and 12/100 (\$117,302.12)** on the indebtedness secured by said mortgage, said **AlaTrust Credit Union**, by and through Foster D. Key as auctioneer conducting said sale **and as attorney-in-fact for Amanda Jane Mealer, an unmarried woman**, does hereby grant, bargain, sell and convey unto **AlaTrust Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

**Lot 27 according to the Survey of the Meadows, Plat 2, as recorded in Map Book 20, Page 17, and revised in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama; being 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** **First Educators Credit Union n/k/a AlaTrust 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 5<sup>th</sup> day of January, 2017.

Amanda Jane Mealer, an unmarried woman,



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

First Educators Credit Union n/k/a AlaTrust 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 Amanda Jane Mealer, an unmarried woman**, and as Auctioneer and Attorney-in-Fact for **First Educators Credit Union n/k/a AlaTrust Credit Union**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 5<sup>th</sup> day of January, 2017.

Kristel Karu Wittmeier

Notary Public  
My Commission expires: \_\_\_\_\_



**Real Estate Sales Validation Form**

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

Grantor's Name: **AlaTrust Credit Union**

Grantee's Name: **AlaTrust Credit Union**

Mailing Address: **P.O. Box 36489**  
**Birmingham, AL 35236**

Mailing Address: **P.O. Box 36489**  
**Birmingham, AL 35236**

Property Address: **210 Jasmine Drive**  
**Alabaster, AL 35007**

Date of Sale: **01/5/2017**  
Total Purchase Price **\$117,302.12**

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.



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