

STATE OF ALABAMA                     )  
  )       MORTGAGE FORECLOSURE DEED  
SHELBY COUNTY                     )

KNOW ALL MEN BY THESE PRESENTS

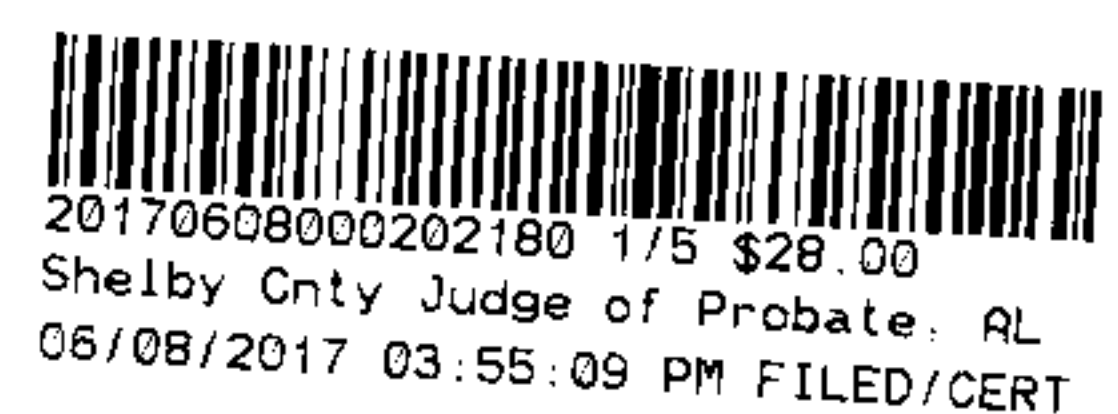
THAT, WHEREAS, heretofore, on to-wit April 18, 2012Nicolle Y. Rutledge executed a certain mortgage on property hereinafter described to Merchants & Farmers Bank now known as Renasant Bank, which said mortgage is recorded in Instrument # 20120409000121400, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 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 the proper conveyance 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 same Renasant Bank 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of May 17, May 24, and May 31, 2017, WHEREAS, on the 8th day of June, 2017, the day on which said foreclosure sale 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 Burt W. Newsome as Attorney-in-Fact for the said Nicolle Y. Rutledge did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Renasant Bank, and

WHEREAS, the said Renasant Bank was the highest bidder in the amount of Twelve



Thousand and 0/100 Dollars (\$12,000.00) which sum of money Renasant Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Twelve Thousand and 0/100 Dollars (\$12,000.00), the said Nicolle Y. Rutledge and Renasant Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Renasant Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

All that part of the Southeast Quarter, of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama more particularly described as:

Commencing at the Southeast corner of the Southeast Quarter, of the Southwest Quarter of Section 16, Township 22 South, Range 3 West of Shelby County, Alabama, thence North 89 degrees 11 minutes 59 seconds West a distance of 433.93 to a capped rebar, stamped H. Dansby RLS 9128 found on the east margin of a 80 foot right-of-way for Shelby County Highway Number 15, said Highway is also known as Montevallo Dogwood Road and Salem Road, thence along the east right-of-way T1largin of an Shelby County Highway Number 15, North 32 degrees 07 minutes 53 .seconds West a distance of 471.76 feet to a 1 /2 inch rebar found, thence leaving the east right-of-way margin of said Shelby County Highway Number 15, North 55 degrees 29 minutes 34 seconds East a distance of 115.87 feet to a 1 inch hollow pipe found, and The Point of Beginning.

Thence from the point of beginning, North 72 degrees 55 minutes 33 seconds East a distance of 96.42 feet to a 1-1 /2 inch hollow pipe, thence South 38 degrees 27 minutes 08 seconds East a distance of 124.76 feet to a Magnail set in the center of a 25 foot right-of-way for Evansville Circle, thence, along the center of said 25 foot right-of-way for Evansville Circle, South 48 degrees 34 minutes 25 seconds West a distance of 102.22 feet to a Magnail set, thence leaving the center of said 25 foot right-of-way for Evansville Circle. North 36 degrees 57 minutes 38 seconds West a distance of 75.00 feet to a 5/8 capped rebar set (HLSS INC, CA-670-LS) thence North 32 degrees 07 minutes 38 seconds West a distance of 90.77 feet to The Point of beginning: being part of the same real estate recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Document Number 20070615000281420

Physical Address: 41 Evansville Circle, Montevallo, AL 35115


Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Renasant Bank, its 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 and the United States of


America.

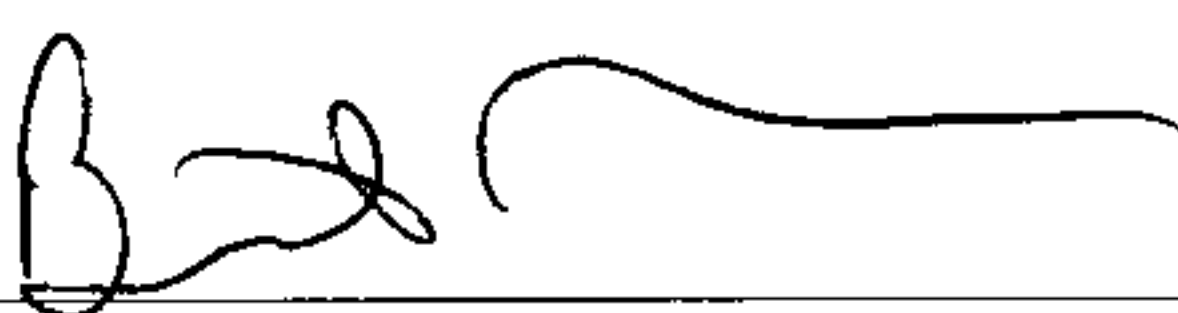
IN WITNESS WHEREOF, the said Nicolle Y. Rutledge, and Renasant Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 8th day of June, 2017.

Nicolle Y. Rutledge

BY:   
Burt W. Newsome  
Attorney-in-Fact

Renasant Bank

BY:   
Burt W. Newsome  
as Attorney-In-Fact and Agent

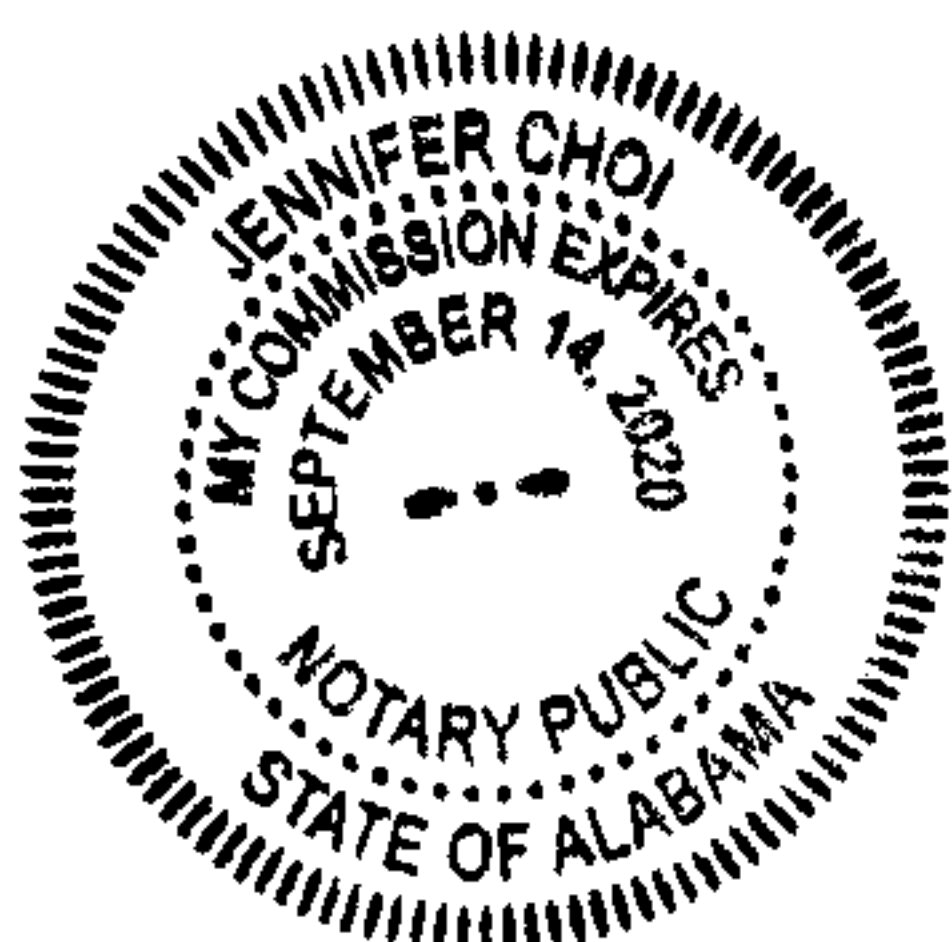
BY:   
Burt W. Newsome as the Auctioneer  
and person making said sale

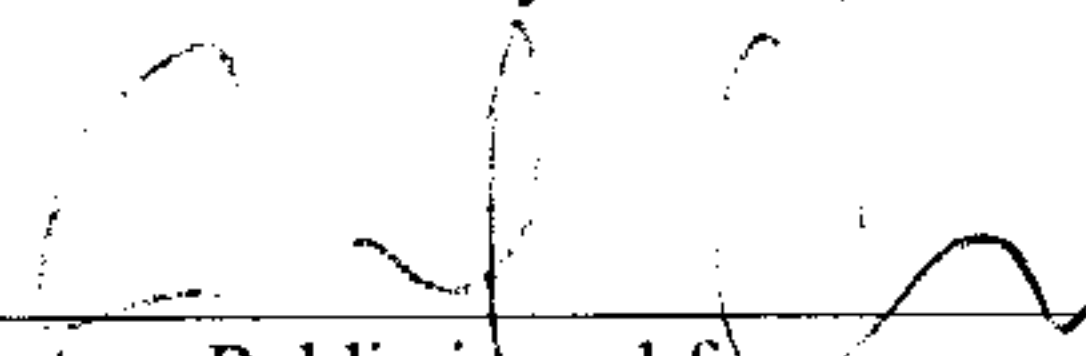
STATE OF ALABAMA

SHELBY COUNTY

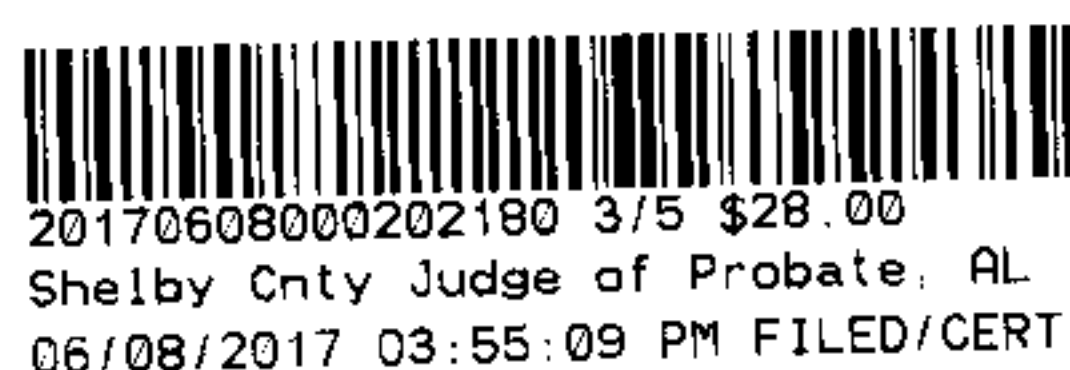
I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Nicolle Y. Rutledge, whose name as Attorney-in-Fact and agent for Renasant Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 8th day of June, 2017.




  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires 09/14/2020



THIS INSTRUMENT PREPARED BY:  
BURT W. NEWSOME  
NEWSOME LAW, LLC  
ATTORNEYS AT LAW  
Post Office Box 382753  
Birmingham, Alabama 35238  
(205) 747-1970

  
20170608000202180 4/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/08/2017 03:55:09 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 Nicolle Y. Rutledge  
Mailing Address 41 Evansville Circle  
Montevallo, AL 35115

Grantee's Name Renasant Bank  
Mailing Address 4245 Balmoral Drive  
Huntsville, AL 35801

Property Address 41 Evansville Circle  
Montevallo, AL 35115

Date of Sale 6/8/2017  
Total Purchase Price \$ 12,000.00  
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 General Warranty 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 \_\_\_\_\_

Print Burt Newbold

Unattested \_\_\_\_\_

Sign [Signature]

verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170608000202180 5/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/08/2017 03:55:09 PM FILED/CERT

Form RT-1