

20170705000238030
07/05/2017 03:08:24 PM
FCDEEDS 1/4

Send Tax Notice to:
Compass Bank
P.O. Box 10566
Birmingham, AL 35296

Source of Title:
Inst#20050620000307250

MORTGAGE FORECLOSURE DEED

**State of Alabama
Shelby County**

KNOW ALL PERSONS BY THESE PRESENTS: That PERRY B. BARNETT AND TERESA BARNETT, husband and wife, did, on to-wit, July 25, 2008, execute a mortgage to COMPASS BANK, AN ALABAMA STATE BANK, in the original principal amount of \$171,000.00, which mortgage was recorded on August 6, 2008, in Inst#20080806000314900; and last assigned to Compass Bank, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Compass Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 5/10/17, 5/17/17, 5/24/17; and

WHEREAS, on June 20, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Compass Bank, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of \$145,000.00, which sum Compass Bank paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of \$145,000.00, on the indebtedness secured by said mortgage, PERRY B. BARNETT AND TERESA BARNETT, husband and wife, acting by and through the said Compass Bank by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said Compass Bank, by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Michael Corvin, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Compass Bank the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE MAP AND SURVEY OF KINSDALE GARDEN HOMES, 1ST. SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Known As: 1020 KERRY DR, CALERA, AL 35040

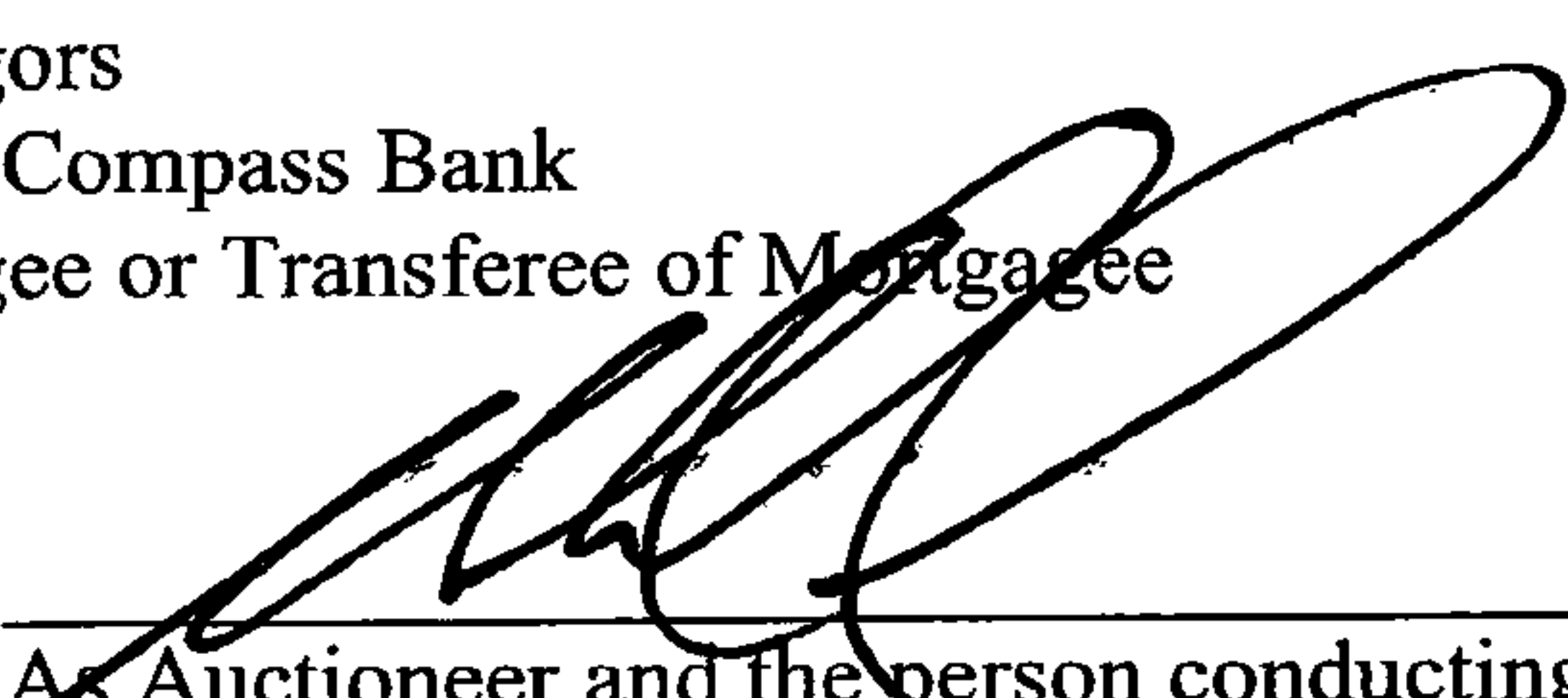
TO HAVE AND TO HOLD the above described property unto Compass Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Compass Bank, has caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 3 day of July, 2017.

PERRY B. BARNETT AND TERESA BARNETT,
Mortgagors

By: Compass Bank
Mortgagee or Transferee of Mortgagee

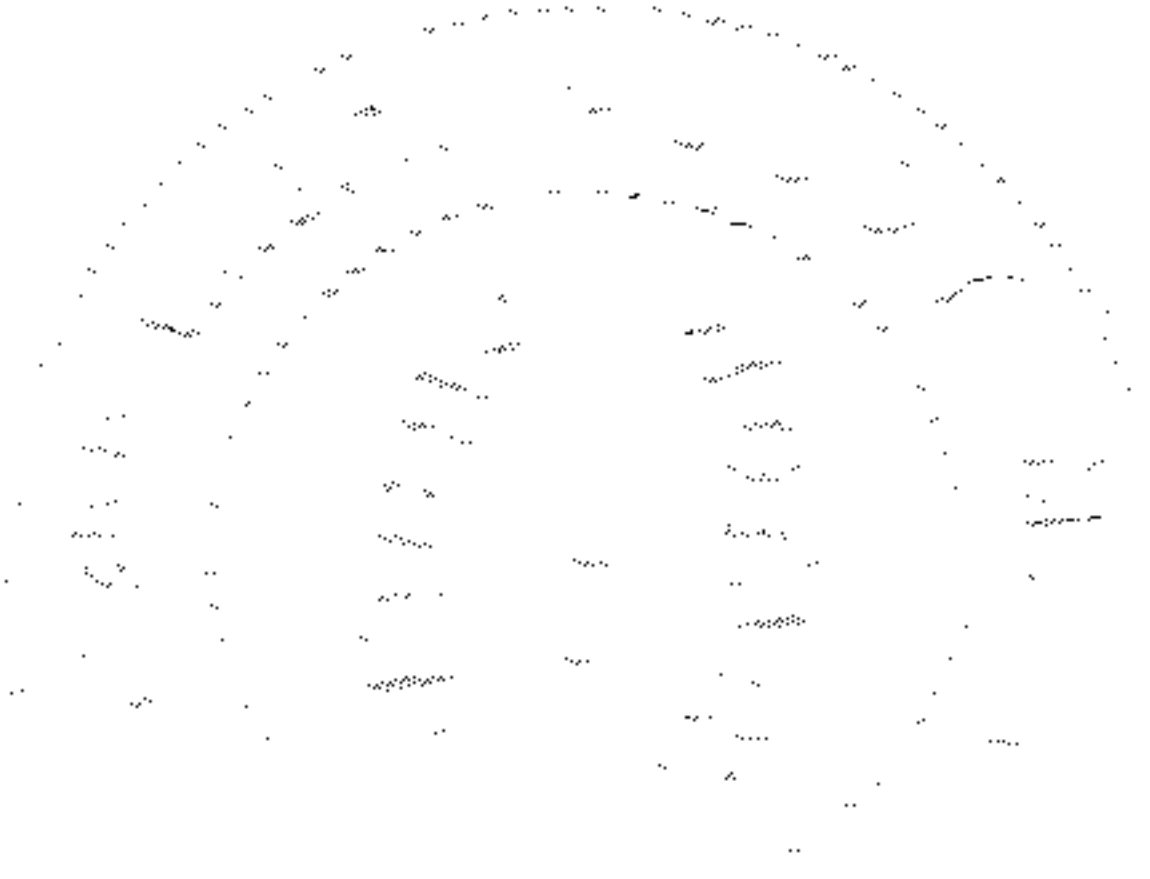
By:

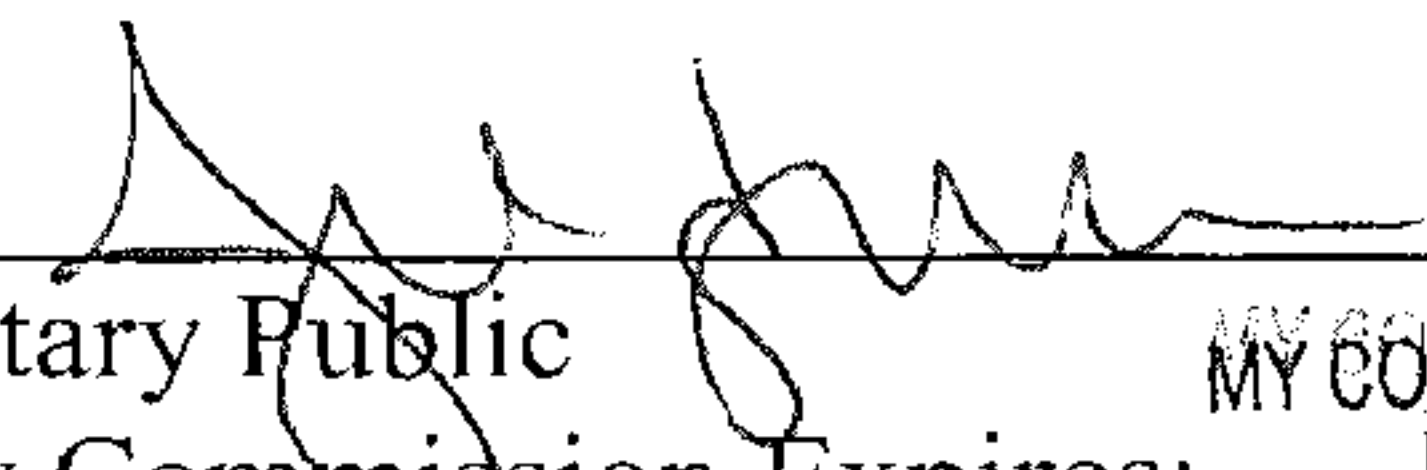

As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – Michael Corvin

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in the capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of July, 2017.





Notary Public
My Commission Expires: March 26, 2018

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name PERRY B. BARNETT AND TERESA BARNETT
 Mailing Address 1020 KERRY DR
CALERA, AL 35040

Grantee's Name Compass Bank
 Mailing Address P.O. Box 10566
Birmingham, AL 35296

Property Address 1020 KERRY DR
CALERA, AL 35040

Date of Sale 6/20/2017
 Total Purchase Price \$ 145,000.00
 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 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 7/5/2017

Print Robert J. Solomon, Attorney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/05/2017 03:08:24 PM
 \$25.00 CHERRY
 20170705000238030

[Signature]

Form RT-1