

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on November 10, 2015, Kerry G. Bratton executed a certain mortgage on the property hereinafter described to Candy Setzer, said mortgage being recorded as Instrument # 20151120000402170 in the Probate Office of Shelby County, Alabama; and


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 Candy Setzer 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 the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks, in its editions of July 19, July 26, and August 2, 2017; and

WHEREAS, on the 11th day of August, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for Candy Setzer; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Candy Setzer, in the amount of Sixty-Three Thousand Five Hundred and no/100 Dollars (\$63,500.00), which sum of money Candy Setzer offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Candy Setzer; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Sixty-Three Thousand Five Hundred and no/100 Dollars (\$63,500.00) on the indebtedness secured by said mortgage, the said Candy Setzer, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Candy Setzer, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Candy Setzer the following described property situated in Shelby County, Alabama, to-wit:

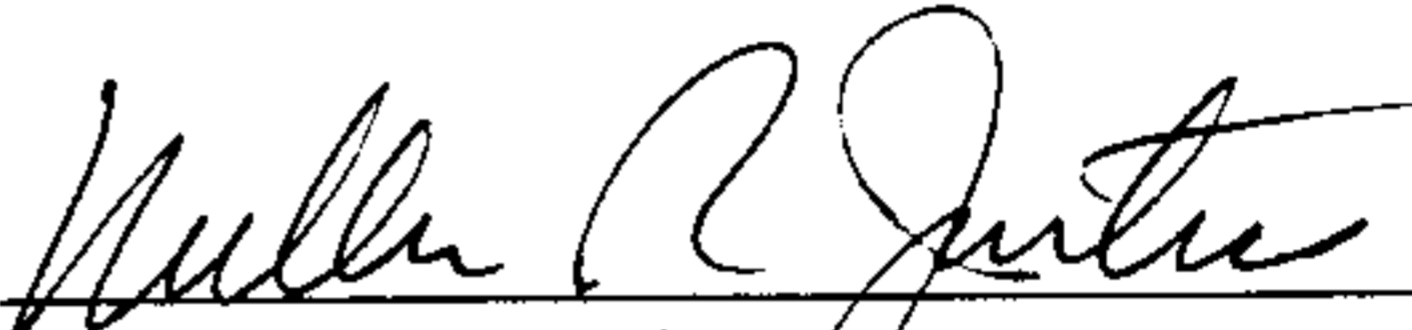

20170811000292230 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
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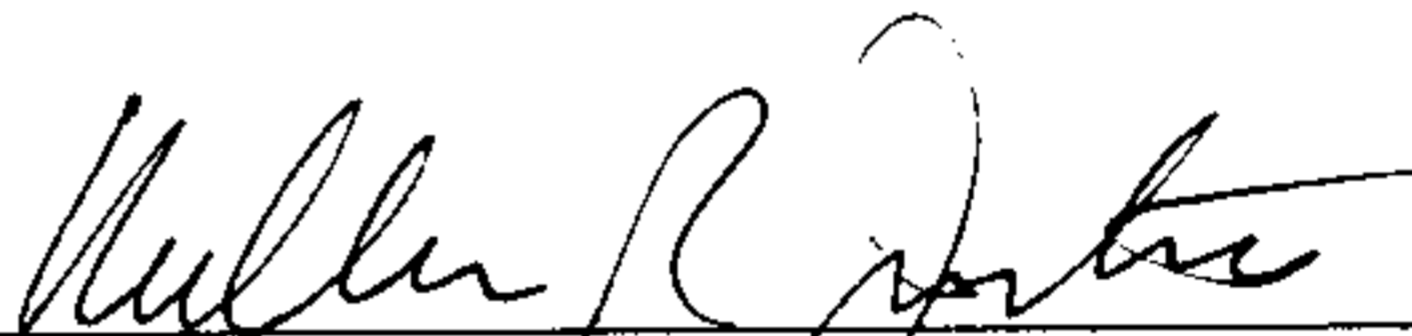
Lots 1, 2 and 3, of Block 8, according to the map and survey of Pine Grove Camp, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, at Pages 8 and 24. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Candy Setzer, and her 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, Candy Setzer has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 11th day of August, 2017.

Candy Setzer, Mortgagee:

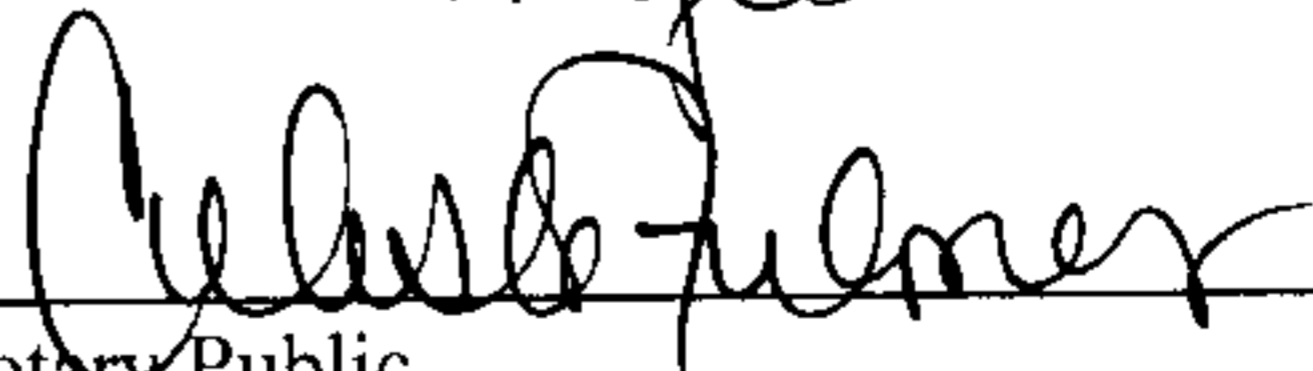
By: 
William R. Justice
as Attorney in Fact and
Auctioneer.

By: 
William R. Justice
as Auctioneer conducting said sale

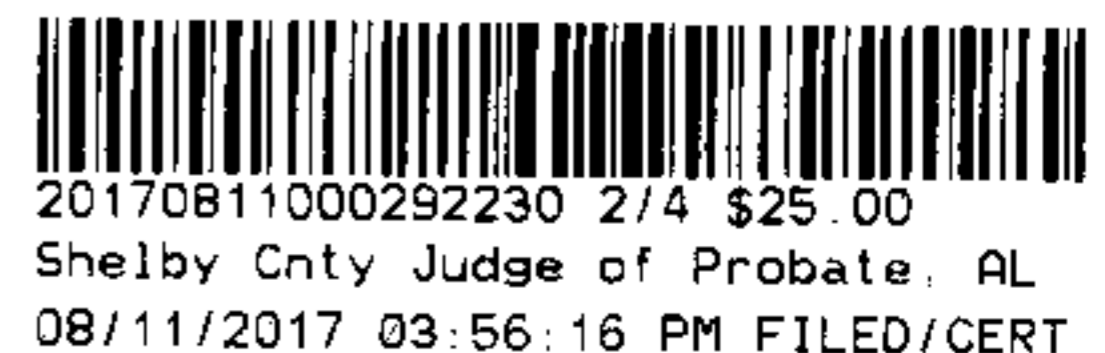
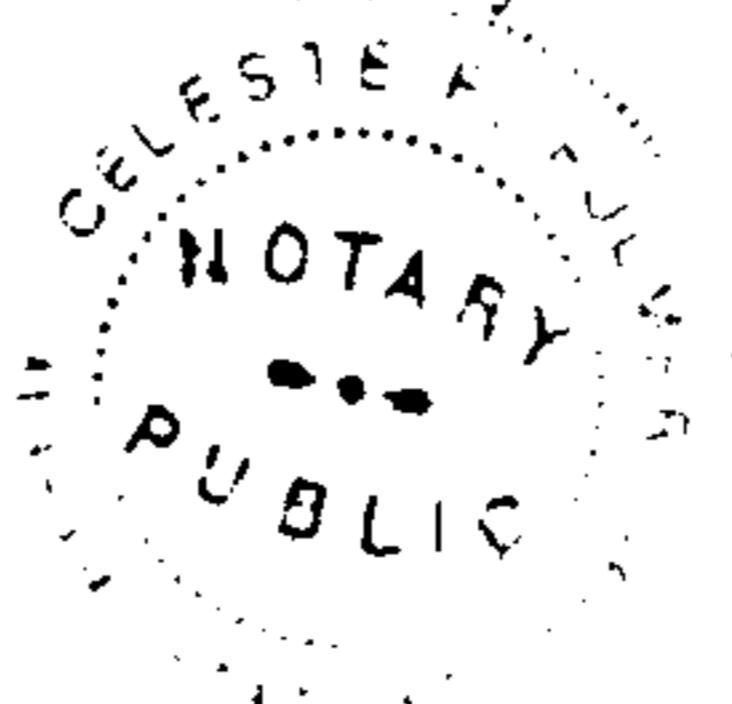
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Candy Setzer, 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 11th day of August, 2017.


Notary Public

My Commission Expires: 10-11-20



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

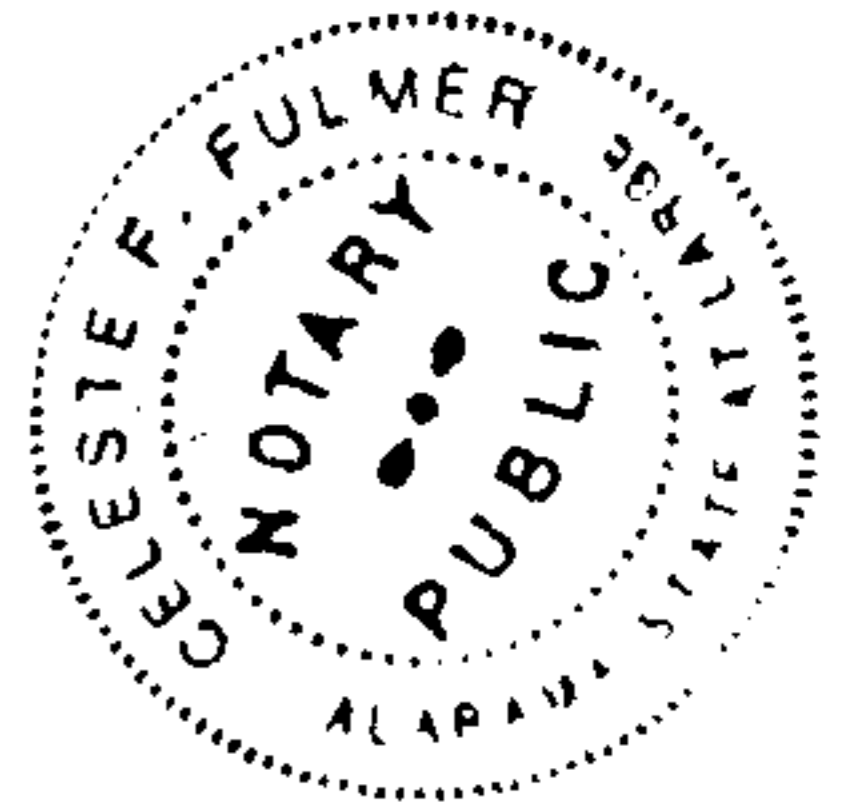
Given under my hand and official seal the 11th day of August, 2017.

Celeste Fulmer
Notary Public

My Commission Expires: 10-11-20

Document prepared by:

William R. Justice, Attorney at Law
P.O. Box 587, Columbiana, AL 35051



20170811000292230 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Kerry G. Bratton
Mailing Address 188 1st Ave
Shelby, AL 35143

Grantee's Name Candy Setzer
Mailing Address PO Box 632
Rainsville, AL 35986

Property Address 188 1st Ave
Shelby, AL

Date of Sale 8/11/17
Total Purchase Price \$ 63,500.00
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 (foreclosure bid sheet)
☐ 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 8/11/17

Print William R. Justice

☐ Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one