

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 1st day of April, 2008, George P. Walthall, Jr. did execute a certain mortgage on property herein described to Marion Bank and Trust Company, Marion, Alabama, which said mortgage is recorded in the Probate Office of Shelby County, Alabama, Instrument ID#20080407000138700.

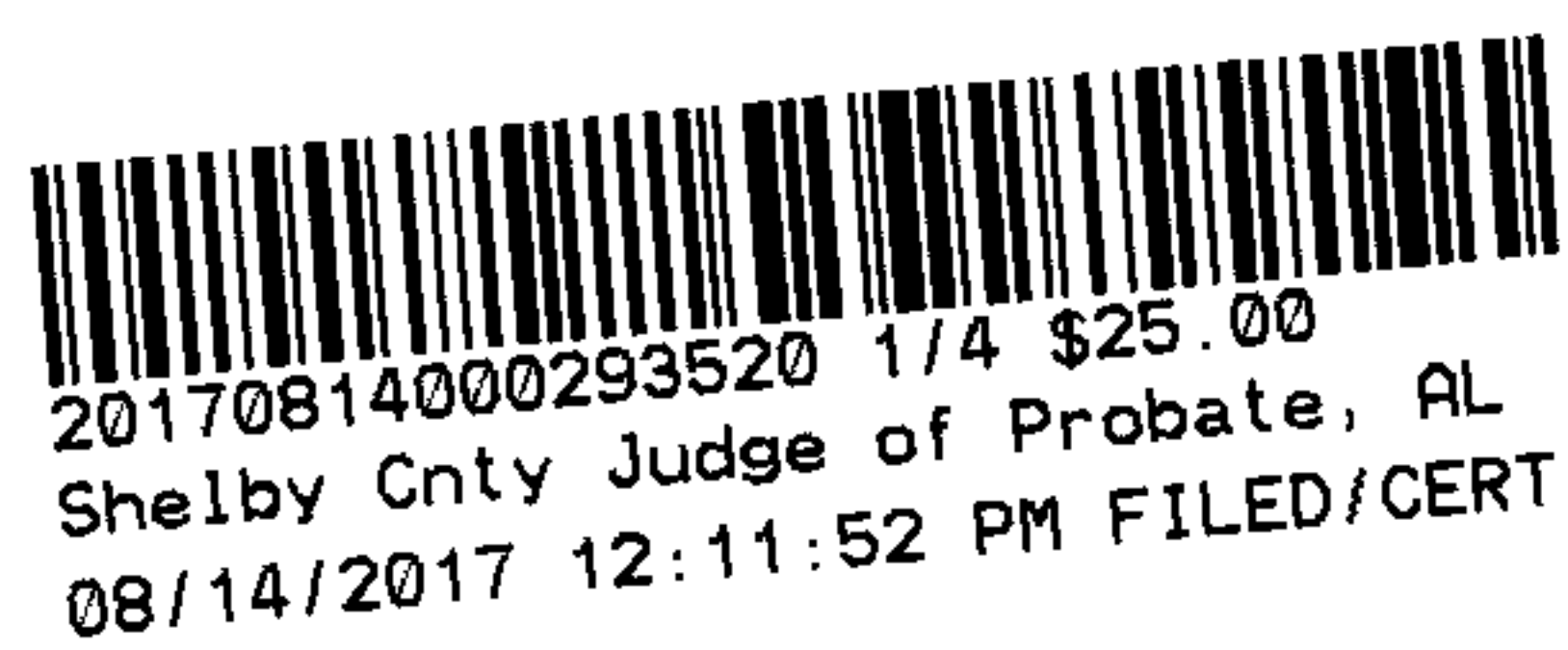
WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse doors of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time, place and terms of said sale in some newspaper published 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 said mortgage provided that in case of sale under the power and authority contained in said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Marion Bank and Trust Company did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the 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 local circulation, published in Shelby County, Alabama in its issues of July 12, July 19, and July 26, 2017;

WHEREAS, on the 9th day of August, 2017, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Marion Bank and Trust Company did offer for sale and sell at public outcry in front of the Courthouse doors in Shelby County, Alabama, the property hereinafter described;

WHEREAS, B. Kinsey Green, Jr. was the Auctioneer who conducted the said foreclosure sale and the person conducting the sale for Marion Bank and Trust Company, and Marion Bank and Trust Company was the best and highest bidder in the amount of **THIRTY-THREE THOUSAND THREE HUNDRED THIRTY-THREE AND 77/100 (\$33,333.77) Dollars**, which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to Marion Bank and Trust Company;

NOW, THEREFORE, in consideration of the premises and a credit in the amount of **THIRTY-THREE THOUSAND THREE HUNDRED THIRTY-THREE AND 77/100 (\$33,333.77) Dollars**, on the indebtedness secured by said mortgage, the said Marion Bank and Trust Company, acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, does hereby grant, bargain, sell and convey unto the said Marion



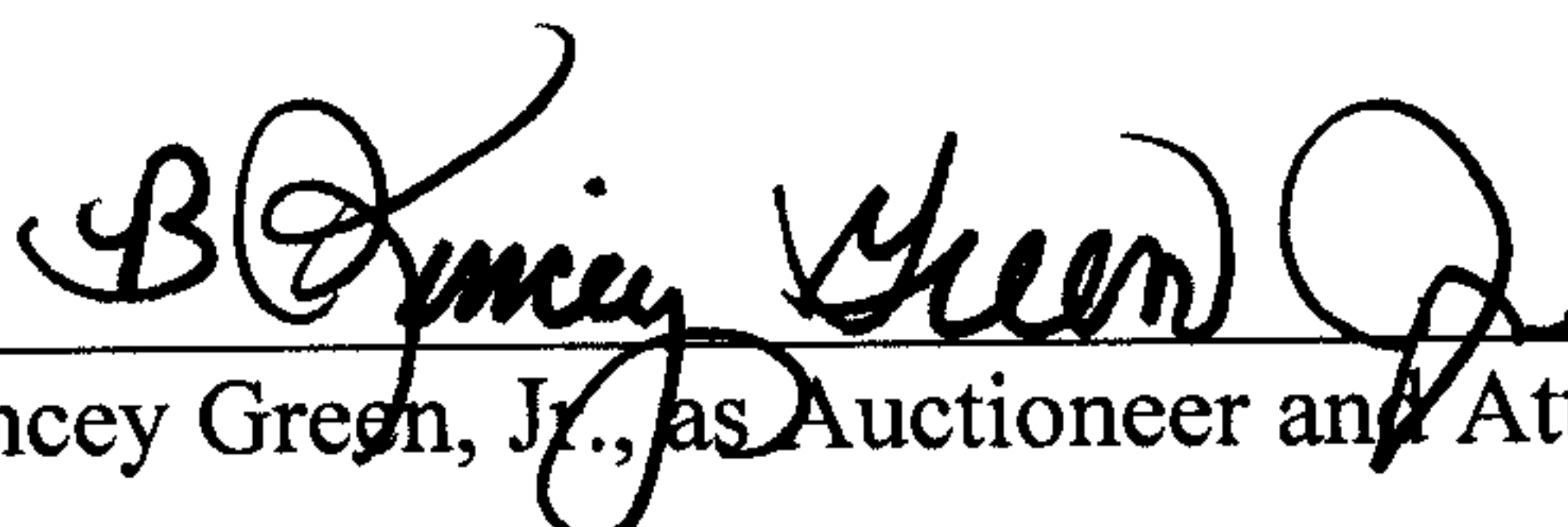
Bank and Trust Company the following described property situated in Shelby County, Alabama, to-wit:


145 Enfinger Street, Montevallo, Alabama, more specifically described as: A part of Lot 7, Block 1, Thomas Addition of the town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest Corner of said Lot 7; thence run North along the West line of said lot 7 for a distance of 196.89 feet; thence turn an angle to the right on 117 degrees 47'16" and run Southeast for a distance of 246.59 feet; thence turn an angle to the right of 29 degrees 47'03" and run Southeast for a distance of 31.59 feet to the point on the East line of Lot 7; thence turn an angle of 48 degrees 11'03" and run southwest along the East line of Lot 7 for a distance of 57.75 feet; thence turn an angle to the right of 74 degrees 17'48" and run West along the South line of Lot 7 for a distance of 219.35 feet to the point of beginning. Containing 0.7 acres, more or less.

TO HAVE AND TO HOLD the above described property unto Marion Bank and Trust Company, its successors 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 of the State of Alabama, and further subject to the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, Marion Bank and Trust Company has caused this instrument to be executed by and through B. Kinsey Green, Jr., as Auctioneer conducting said sale, and B. Kinsey Green, Jr., as Attorney-in-Fact, and in witness whereof, he has hereunto set his hand and seal on this the 9th day of August, 2017.

MARION BANK AND TRUST COMPANY

By: 
B. Kinsey Green, Jr., as Auctioneer and Attorney in Fact


20170814000293520 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/14/2017 12:11:52 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF DALLAS

I, the undersigned authority, in and for said County, in said State, do hereby certify that **B. Kinsey Green, Jr.**, whose name as Auctioneer and Attorney-in-Fact for the said Marion Bank and Trust Company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Auctioneer and Attorney-in-Fact executed the same voluntarily on the day the same bears date.

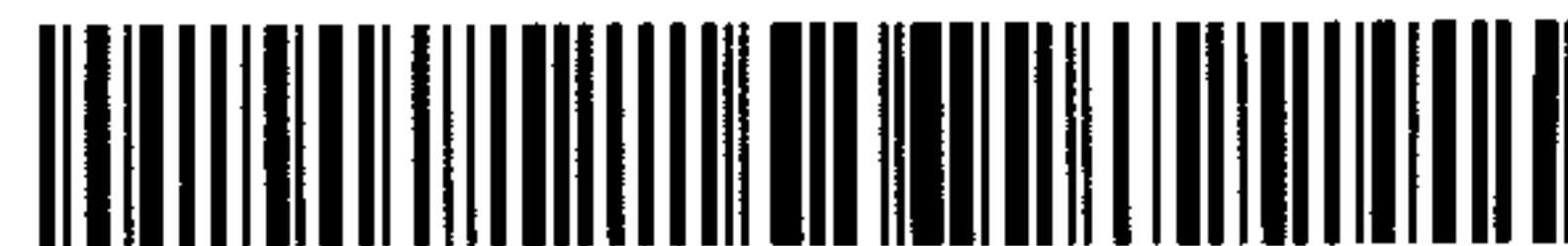
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th day of August, 2017.



Notary Public, State of Alabama at Large

(SEAL)

My Commission Expires: 2/5/18



20170814000293520 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/14/2017 12:11:52 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

B. Kinsey Green, Jr.
REEVES & STEWART, P.C.
P. O. Box 447
Selma, AL 36702-0447

Real Estate Sales Validation Form

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

Grantor's Name Marion Bank & Trust Company
Mailing Address P. O. Box 510
Marion, AL 36756

Grantee's Name Marion Bank & Trust Company
Mailing Address P. O. Box 510
Marion, AL 36756

Property Address 145 Enfinger Street
Montevallo, AL
Shelby County, AL

Date of Sale 8/9/2017
Total Purchase Price \$ 33,333.77

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170814000293520 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/14/2017 12:11:52 PM FILED/CERT

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Mortgage Foreclosure Deed |
| <input type="checkbox"/> Closing Statement | |

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 8-9-17

Print B KINCEY GREEN JR

☒ Unattested

(verified by)

Sign B Kinsey Green Jr.

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1