

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 15th day of October, 2015, Crossroads Auto Sales, Inc. did execute a certain mortgage on property herein described to Marion Bank and Trust Company, Marion, Alabama, which said mortgage is recorded in Instrument ID #20151028000375840.


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 Marion, County of Perry, 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 Marion Times-Standard, a newspaper of local circulation, published in Perry County, Alabama in its issues of July 26, August 2, and August 9, 2017;

WHEREAS, on the 16th 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 Perry County, Alabama, the property hereinafter described;

WHEREAS, Allen S. Reeves 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 **SIX HUNDRED ONE THOUSAND SEVEN HUNDRED FIFTY-FIVE AND 58/100 (\$601,755.58) 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 **SIX HUNDRED ONE THOUSAND SEVEN HUNDRED FIFTY-FIVE AND 58/100 (601,755.58) 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


20170816000296980 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:15:02 PM FILED/CERT

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:

Parcel I

Lot 36, a Northerly part of Lot 35 and the Southerly 5.00 feet of Lot 37, Block 1, of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3, Page 34, in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 degrees 54 minutes East along the West boundary of Lots 33, 34, 35, 36 and 37 for 143.35 feet to the point of beginning; thence continue along previous course for 61.65 feet; thence South 83 degrees 55 minutes East for 123.63 feet to the Westerly boundary of Highway No. 31; thence South 7 degrees 35 minutes 53 seconds West along said Westerly boundary for 66.69 feet; thence North 81 degrees 34 minutes 23 seconds West for 122.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Lots 38, 39, the Northerly 45 feet of Lot 37 and the Southerly 25.0 feet of Lot 40, Block 1 of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3, Page 34 in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 degrees 54 minutes along the West boundary of Lots 33, 34, 35, 36, 37, 38, 39 and 40 for 205.00 feet to the point of beginning; thence continue along previous course for 170.0 feet; thence South 83 degrees 55 minutes East for 125.17 feet to the Westerly boundary of Highway No. 31; thence South 7 degrees 25 minutes 10 seconds West along said Westerly boundary for 170.03 feet; thence North 83 degrees 55 minutes West for 123.63 feet to the point of beginning, being situated in Shelby County, Alabama

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 Federal Tax Liens and/or Special Assessments, if any, and the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, Marion Bank and Trust Company has caused this instrument to be executed by and through Allen S. Reeves, as Auctioneer conducting said sale, and Allen S. Reeves, as Attorney-in-Fact, and in witness whereof, he has hereunto set his hand and seal on this the 16th day of August, 2017.

MARION BANK AND TRUST COMPANY

By: 
Allen S. Reeves, as Auctioneer and Attorney in Fact

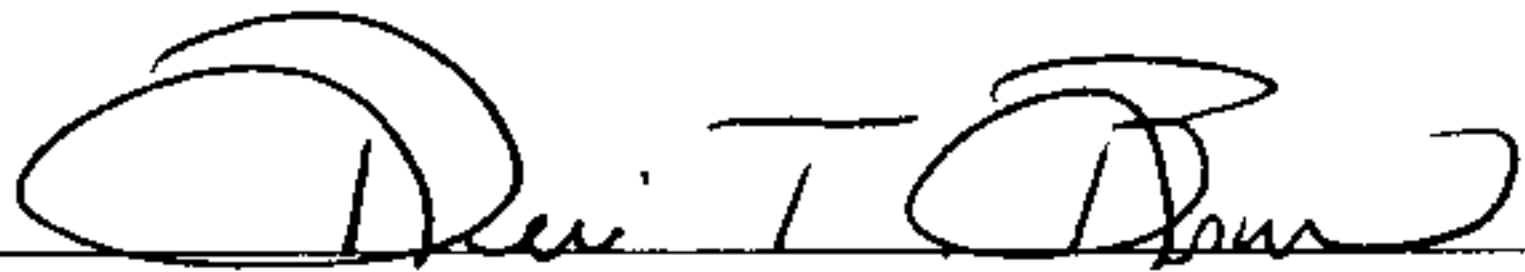
20170816000296980 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:15:02 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF DALLAS

I, the undersigned authority, in and for said County, in said State, do hereby certify that **Allen S. Reeves**, 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 16th day of August, 2017.


Notary Public, State of Alabama at Large

(SEAL)

My Commission Expires: 2/5/18



20170816000296980 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:15:02 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Allen S. Reeves

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 Lot 36 of Nickerson-Scott Survey
Lot 38, et al. of Nickerson-Scott
Survey
Shelby County, Alabama

Date of Sale 8/16/2017
Total Purchase Price \$ 601,755
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 ☐ Appraisal
☐ Sales Contract ☒ Other Mortgage Foreclosure Deed
☐ Closing Statement

If the conveyance document presented for recordation contains all of the above, the filing of this form is not required.

20170816000296980 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:15:02 PM FILED/CERT

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 8/16/17

Print ALISA S. NEWLS

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1