


**PREPARED BY:**

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20170914000335700 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/14/2017 03:16:51 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20080819000333430

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 13, 2008, **Jeffery M Mccullar, Husband Teena B Mccullar, Wife, Mortgagor**, did execute a certain mortgage to **Fifth Third Mortgage Company**, which said mortgage is recorded in Instrument No. 20080819000333430, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Fifth Third Mortgage Company did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 06/28/2017, 07/05/2017, 07/12/2017; and

WHEREAS, on August 21, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:19 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Fifth Third Mortgage Company did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Wilsonville, 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 Fifth Third Mortgage Company in the amount of **ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$128,000.00)** which sum the said Fifth Third Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Fifth Third Mortgage Company; and

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

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$128,000.00), cash, on the indebtedness secured by said mortgage, the said Jeffery M Mccullar, Husband Teena B Mccullar, Wife, acting by and through the said Fifth Third Mortgage Company as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Fifth Third Mortgage Company, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT NO. 4 OF WALTERS COVE, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 71, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT A STRIP OF A UNIFORM WIDTH OF 10 FEET ALONG THE EASTERLY SIDE OF SAID LOT 4.

TO HAVE AND TO HOLD the above described property unto Fifth Third Mortgage Company, 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jeffery M Mccullar, Husband Teena B Mccullar, Wife, Mortgagor(s) by the said Fifth Third Mortgage Company have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 29 day of August, 2017.

20170914000335700 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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Jeffery M Mccullar and Teena B Mccullar, Mortgagor(s)

Fifth Third Mortgage Company, Mortgagee or Transferee of  
Mortgagee

By:  
(sign)

*Aaron Warner*

(print)

*Aaron Warner*

Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
Aaron Warner, whose name as Auctioneer and the person conducting said sale  
for 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, he, in his  
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 that bears the same date.

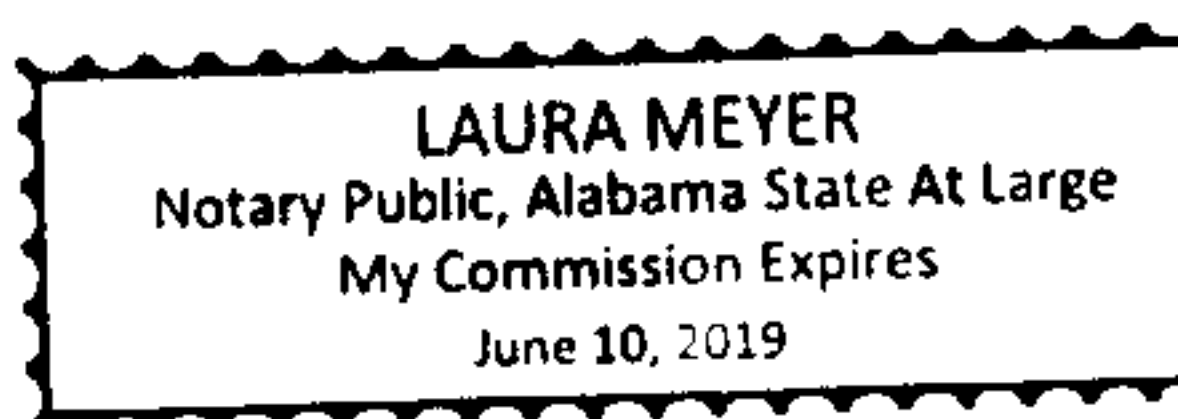
Given under my hand and official seal this 29<sup>th</sup> day of August, 2017.

*Laura Meyer*

NOTARY PUBLIC

My Commission Expires: 6-10-19

Grantee Name / Send tax notice to:  
ATTN:  
FIFTH THIRD BANK  
5001 Kingsley Drive  
MD 1MOB-BW  
Cincinnati, OH 45227



<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Jeffery M Mccullar and Teena B Mccullar	Grantee's Name	Fifth Third Mortgage Company
Mailing Address	504 Highway 416 Wilsonville, AL 35186	Mailing Address	5001 Kingsley Drive MD 1MOB-BW Cincinnati, OH 45227
Property Address	504 Highway 416 Wilsonville, AL 35186	Date of Sale	August 21, 2017
		Total Purchase price	\$128,000.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<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	8-22-17	Print	Cory Clark
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

File No.: 937217

