

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE  
ROSEN HARWOOD, P.A.  
2200 Jack Warner Pkwy Ste 200  
Post Office Box 2727  
Tuscaloosa, AL 35403  
(205) 344-5000

Shelby County: AL 12/27/2017  
State of Alabama  
Deed Tax: \$42.00

STATE OF ALABAMA

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COUNTY OF SHELBY

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20171227000460270 1/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
12/27/2017 01:41:57 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 5<sup>th</sup> day of July 2016, AUSTIN JAY REVIS and BRITTANY KAY WAMBAUGH, a married couple, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument No. 20160713000243510 in the office of the Probate Judge 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., 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, in its issues of November 1, November 8 and November 15, 2017; and

WHEREAS, on November 28, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly

conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Shelby, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of LISA M. DENNIS in the amount of Forty-One Thousand Eight Hundred One and 00/100 (\$41,801.00) Dollars, and said property was thereupon sold to LISA M. DENNIS.

NOW THEREFORE, in consideration of the premises and of payment in the amount of Forty-One Thousand Eight Hundred One and 00/100 (\$41,801.00) Dollars by LISA M. DENNIS, VANDERBILT MORTGAGE AND FINANCE, INC., by and through ROBIN E. PATE, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said LISA M. DENNIS the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

LOT 2:


Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 548.50 feet; thence North 89 degrees 10 minutes 13 seconds West a distance of 1078.12 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 218.95 feet to a point on the Easterly ROW line of Shelby County Highway #7 (80' ROW); thence North 00 degrees 43 minutes 20 seconds West and along said ROW line a distance of 198.42 feet; thence South 89 degrees 10 minutes 13 seconds East and leaving said ROW line a distance of 221.45 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 198.37 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 27, 2012.

INCLUDING a security interest in one (1) 2009 Clayton manufactured home, Serial No. WHC017754GAAB.

TO HAVE AND TO HOLD the above described property unto LISA M. DENNIS, her heirs and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through ROBIN E. PATE, its Attorney in Fact, who has hereunto set her hand and seal on this the 28<sup>th</sup> day of November 2017.

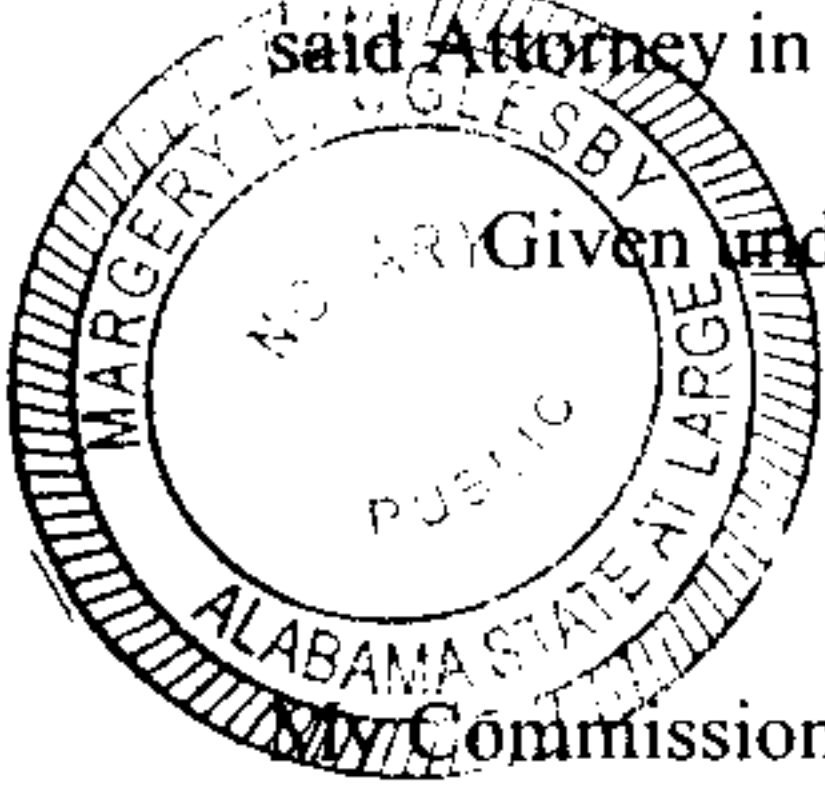
  
20171227000460270 2/4 \$66.00  
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VANDERBILT MORTGAGE AND FINANCE, INC.

By Robin E Pate  
ROBIN E. PATE  
Its Attorney in Fact

STATE OF ALABAMA                   \*  
   \*  
COUNTY OF TUSCALOOSA        \*

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that ROBIN E. PATE, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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, she, in her capacity as said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this the 28<sup>th</sup> day of November 2017.

Margery L. Oglesby  
Notary Public

My Commission Expires:

08/04/2019

SEND ALL TAX NOTICES TO:

LISA M. DENNIS  
150 Willow Lake Ln  
Wilsonville, AL 35186

20171227000460270 3/4 \$66.00  
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 Austin Jay Revis & Brittany K. Wambaugh  
Mailing Address 770 Hwy 41  
Wilsonville, AL 35186

Grantee's Name Lisa M. Dennis  
Mailing Address 150 Willow Lake Ln  
Wilsonville, AL 35186

Property Address 1818 Hwy 7  
Wilsonville, AL 35186

Date of Sale 11/28/2017  
Total Purchase Price \$41,801.00  
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 \_\_\_\_\_ Print Lisa M. Dennis  
Unattested \_\_\_\_\_ Sign Lisa M. Dennis  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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