

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit May 25, 2012, Ann M. Capps, executed a certain mortgage on property hereinafter described to Renasant Bank successor in interest by merger to Merchant and Farmers Bank, which said mortgage is recorded in Instrument Number 20120604000195970, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 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 the proper conveyance 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 same Renasant Bank successor in interest by merger to Merchant and Farmers Bank 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of January 24, January 31 and February 7, 2018, WHEREAS, on the 14th day of February, 2018, the day on which said foreclosure sale 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 Burt W. Newsome as Attorney-in-Fact for the said Ann M Capps did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Renasant Bank successor in interest by merger to Merchant and Farmers Bank, and

WHEREAS, the said R Realty, LLC was the highest bidder in the amount of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) which sum of money Renasant Bank successor in interest by merger to Merchant and Farmers Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to R Realty, LLC.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00), the said Ann M. Capps and Renasant Bank successor in interest by merger to Merchant and Farmers Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said R Realty, LLC AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at a found corner representing the Northeast corner of the Northeast quarter of the northeast quarter of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama and run thence North 89 degrees 55 minutes 56 seconds West along the North line of said quarter-quarter a distance of 1560.55 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along the last described course a distance of 240.00 feet to a steel rebar corner on the East margin of Alabama Highway No. 25; thence run South 11 degrees 57 minutes 02 seconds East along the said East margin of said Highway 25 a distance of 381.21 feet to the P.C. of a curve to the right having a central angle of 12 degrees 09 minutes 08 seconds and a radius of 1990.00 feet; thence continue along the arc of just described curve an arc distance of 422.07 feet to a steel rebar corner marking the P.T. of just described curve; thence run south 00 degrees 12 minutes 06 seconds West along said margin of said highway 25 a distance of 0.76 feet to a steel rebar corner; thence run North 82 degrees 07 minutes 44 seconds East a distance of 238.28 feet to a steel rebar corner; thence run North 08 degrees 50 minutes 01 seconds West a distance of 768.99 feet to the point of beginning.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said R Realty, LLC, 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 and the United States of America.

IN WITNESS WHEREOF, the said Ann M. Capps, and Renasant Bank successor in interest by merger to Merchant and Farmers Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 14th day of February, 2018.

Ann M. Capps

BY: _____

Burt W. Newsome
Attorney-in-Fact

Renasant Bank, successor in interest by merger to
Merchant and Farmers Bank

BY: _____

Burt W. Newsome
as Attorney-In-Fact and Agent

BY: _____

Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Ann M. Capps, whose name as Attorney-in-Fact and agent for Renasant Bank, successor in interest by merger to Merchant and Farmers Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 14th day of February, 2018.



Notary Public in and for
the State of Alabama at Large

My Commission Expires 9/14/2020

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970

Real Estate Sales Validation Form

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

Grantor's Name Ann M. Capps
Mailing Address 6382 Legacy Lane
Trussville, AL 35173

Grantee's Name R Realty, LLC
Mailing Address 3422 Stone Ridge Drive
Mountain Brook, AL 35243

Property Address 38188 Hwy 25
Harpersville, AL 35078

Date of Sale 02/14/2018
Total Purchase Price \$ 190,000.00



20180216000050710 4/4 \$214.00
Shelby Cnty Judge of Probate, AL
02/16/2018 10:37:34 AM FILED/CERT

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 2/14/2018

Print Burt W. Newsome

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one