
THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about the 15th day of February, 2017, Johnny Horton, a married man, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to **Ronnie Hunt and Sherry Hunt** as Mortgagee, which said mortgage was recorded on February 20, 2017, in Instrument No. 2017022000058590, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), which said mortgage and the indebtedness secured thereby is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and


WHEREAS, in and by said mortgage said 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 real estate in front of the Court- house door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same 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 such default continuing, the said Mortgagee did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 23rd, May 30th and June 6th, 2018 and;

WHEREAS, on June 18, 2018, at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said **Ronnie Hunt and Sherry Hunt**; and

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of **Ronnie Hunt and Sherry Hunt**, in the amount of ELEVEN THOUSAND THREE HUNDRED FORTY TWO DOLLARS AND 45/100 (\$11,342.45), which sum of money offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to **Ronnie Hunt and Sherry Hunt**.

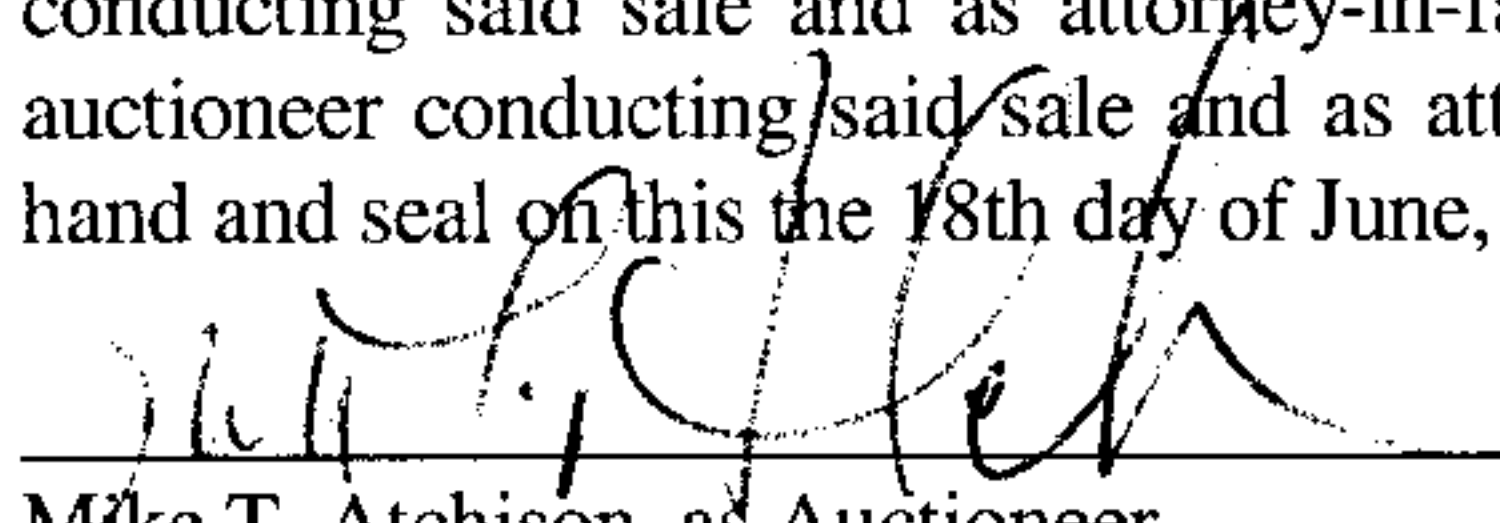

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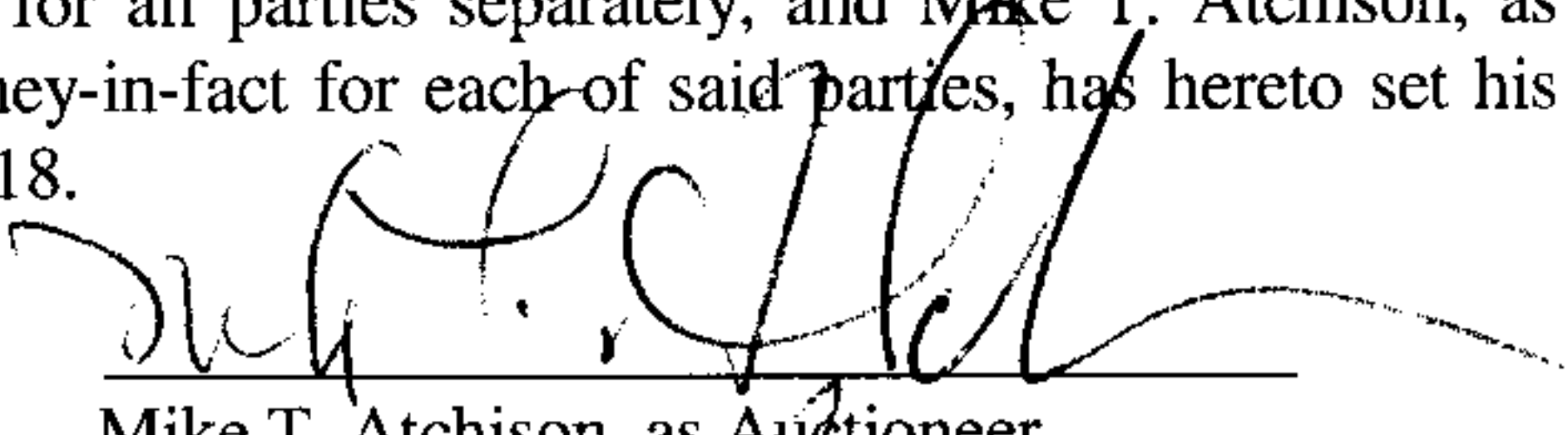
NOW THEREFORE, in consideration of the premises and a credit in the amount ELEVEN THOUSAND THREE HUNDRED FORTY TWO DOLLARS AND 45/100 (\$11,342.45) toward a portion of the indebtedness secured by said mortgage, the said Ronnie Hunt and Sherry Hunt, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for **Ronnie Hunt and Sherry Hunt** and for **Johnny Horton**, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said **Ronnie Hunt and Sherry Hunt**, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

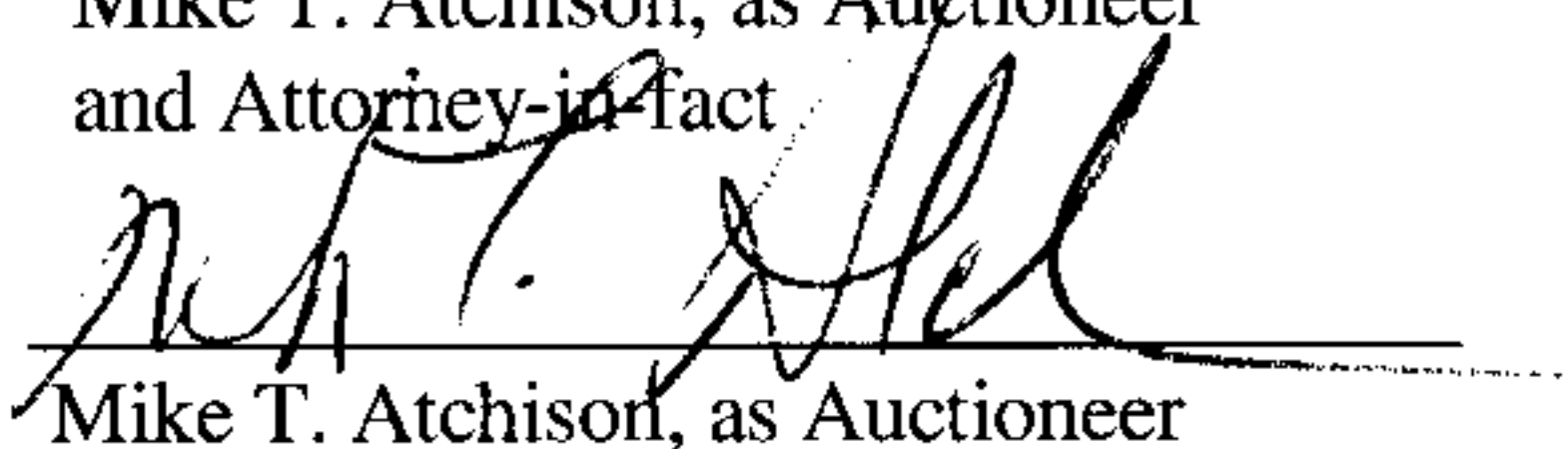
A certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the Northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the Northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet, thence run North 76 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto the said Ronnie Hunt and Sherry Hunt, its successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right-of-redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said **Johnny Horton and Ronnie Hunt and Sherry Hunt** have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 18th day of June, 2018.


Mike T. Atchison, as Auctioneer
and Attorney-in-fact


Mike T. Atchison, as Auctioneer
and Attorney-in-fact


Mike T. Atchison, as Auctioneer
conducting said sale


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of Ronnie Hunt and Sherry Hunt to the above conveyance, and also signed the name of Ronnie Hunt and Sherry Hunt 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of Johnny Horton, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 18th day of June, 2018.




Notary Public


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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 Johnny Horton
Mailing Address 101 Hughes St
Columbiana AL 35051

Grantee's Name Ronnie Hunt
Mailing Address 102 Carters Lane
Columbiana AL 35051

Property Address Average Columbiana

Date of Sale 6-18-16
Total Purchase Price \$ 11,340.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ 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 6-18-16

Print Mike T. Johnson

☐ Unattested

Sign Mike T. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1