

**PREPARED BY:**

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STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20030812000528250

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 24, 2003, **Diane E Walton, Mortgagor**, did execute a certain mortgage to **Chevy Chase Bank, F.S.B.**, which said mortgage is recorded in Instrument No. 20030812000528250, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Capital One, N.A., successor by merger to Chevy Chase Bank, FSB 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 07/18/2018, 07/25/2018, 08/01/2018; and

WHEREAS, on August 13, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:00 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Capital One, N.A., successor by merger to Chevy Chase Bank, FSB 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 Columbiana, 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 Brian Davis c/o Caroline Homes & Investments, LLC in the amount of **SEVENTY THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$70,100.00)** which sum the said Capital One, N.A., successor by merger to Chevy Chase Bank, FSB offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Brian Davis c/o Caroline Homes & Investments, LLC; 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 SEVENTY THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$70,100.00), cash, on the indebtedness secured by said mortgage, the said Diane E Walton, acting by and through the said Capital One, N.A., successor by merger to Chevy Chase Bank, FSB 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 Brian Davis c/o Caroline Homes & Investments, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama to-wit:

Lots 19 and 20, Highland Subdivision, as shown in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama.

Subject to restrictions, covenants and easements, etc., of record, if any.

Being the same property conveyed to Albert C. Walton and Diane E. Walton, his wife from Frank C. Ellis, Jr and Diane B. Ellis by virtue of Deed dated November 1, 1976, recorded December 13, 1976 in Deed Book 302, page 560 in Shelby County, Alabama.

File No.: 953718

TO HAVE AND TO HOLD the above described property unto Brian Davis c/o Caroline Homes & Investments, 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Diane E Walton, Mortgagor(s) by the said Capital One, N.A., successor by merger to Chevy Chase Bank, FSB 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 24 day of August, 2018.

Diane E Walton, Mortgagor(s)

Capital One, N.A., successor by merger to Chevy Chase Bank, FSB,  
Mortgagee or Transferee of Mortgagee

By:  
(sign)

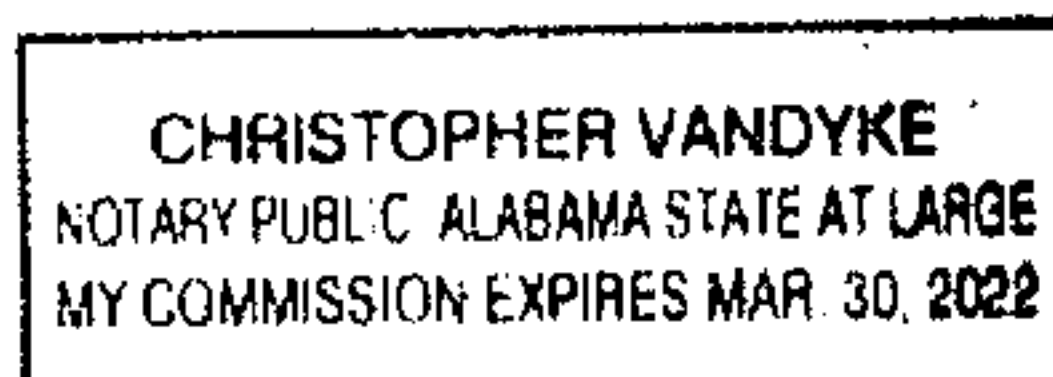
(print)

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 24 day of August, 2018.



Christopher Vandyke  
NOTARY PUBLIC  
My Commission Expires:

Grantee Name / Send tax notice to:  
ATTN:  
Brian Davis c/o Caroline Homes & Investments, LLC  
4385 Heritage View Road  
Birmingham, AL 35242

File No.: 953718

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

Grantor's Name	Diane E Walton	Grantee's Name	Brian Davis c/o Caroline Homes & Investments, LLC
Mailing Address	104 Highland Drive Columbiana, AL 35051	Mailing Address	4385 Heritage View Road Birmingham, AL 35242
Property Address	104 Highland Drive Columbiana, AL 35051	Date of Sale	August 13, 2018
		Total Purchase price	\$70,100.00
		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 8/14/18

Print Cory Clark

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent circle one)

Form RT-1

File No.: 953718



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/31/2018 01:16:16 PM  
\$91.50 CHERRY  
20180831000315170

*Allen S. Bayl*