

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 26th day of April, 2012, **Montell G. Bridgewater, III, and wife, Staci F. Bridgewater**, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to **Greenbriar, LTD.**, as Mortgagee, which said mortgage was recorded on May 1, 2012, in Instrument #20120501000149860, 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 therefor; 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 September 12, 19, and 26, 2018, and;

WHEREAS, on October 9, 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 first 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 Greenbriar, LTD.; and


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Shelby Cnty Judge of Probate, AL
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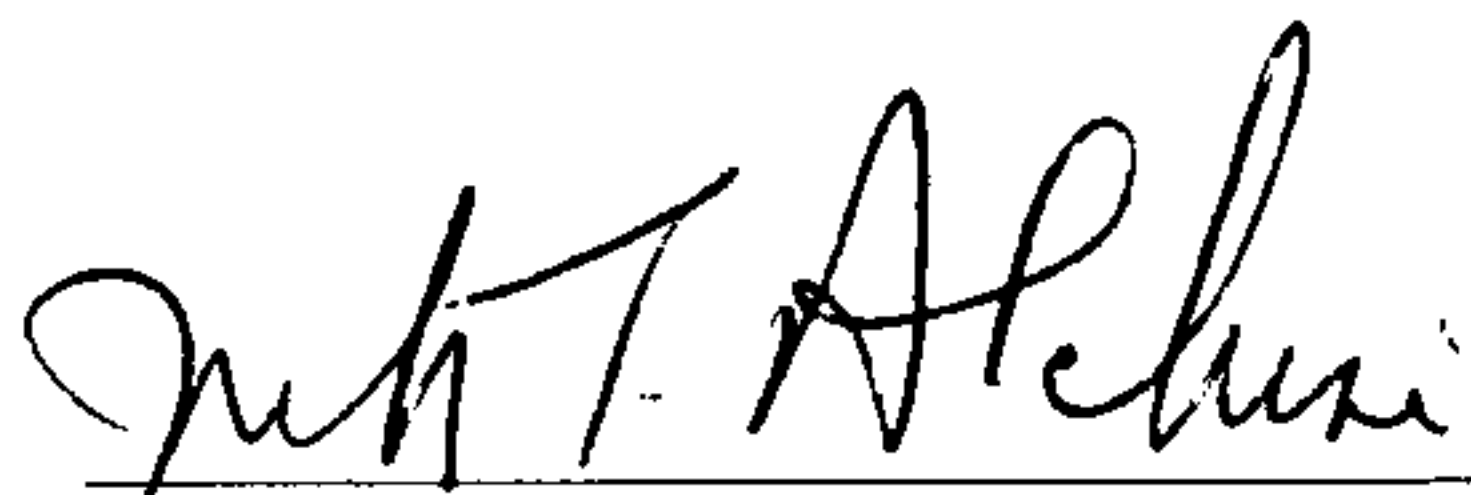
WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Greenbriar, LTD. in the amount of Two Hundred Eighty-Four Thousand Two Hundred Sixty Dollars and 07/100 (\$284,260.07), which sum of money offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to GREENBRIAR, LTD.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Two Hundred Eighty-Four Thousand Two Hundred Sixty Dollars and 07/100 (\$284,260.07) toward a portion of the indebtedness secured by said mortgage, the said Greenbriar, LTD., acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for Montell G. Bridgewater, III and wife, Staci F. Bridgewater, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Greenbriar, LTD., the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

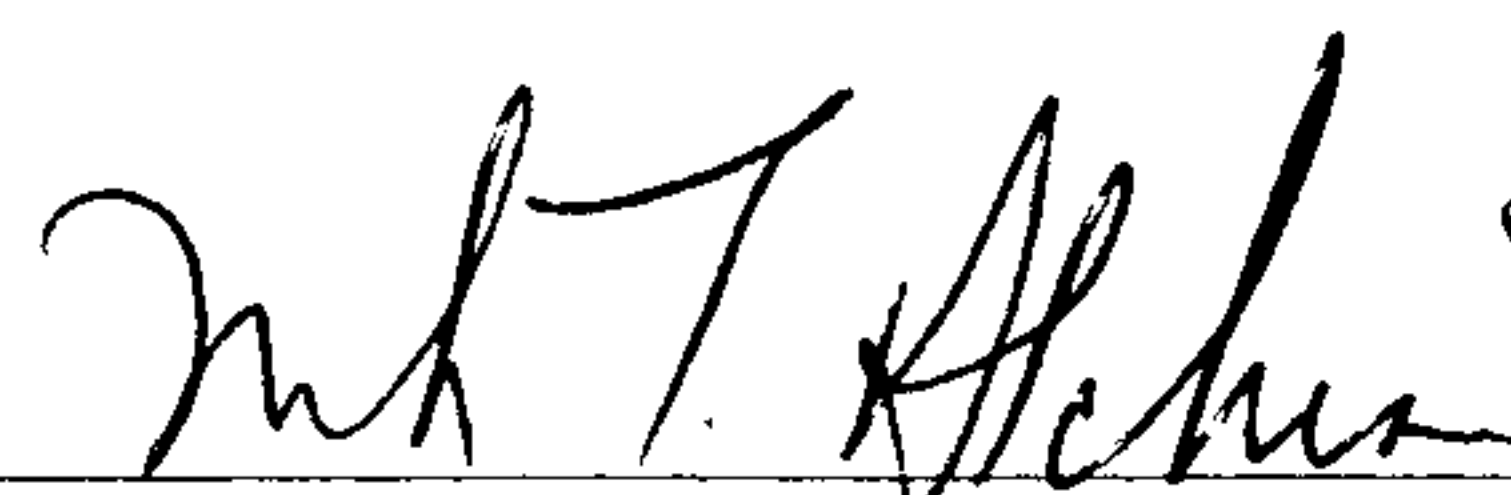
Lot 8, according to the Map of Sterling Gate, Sector 2, Phase 2, recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto the said Greenbriar, LTD., 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.

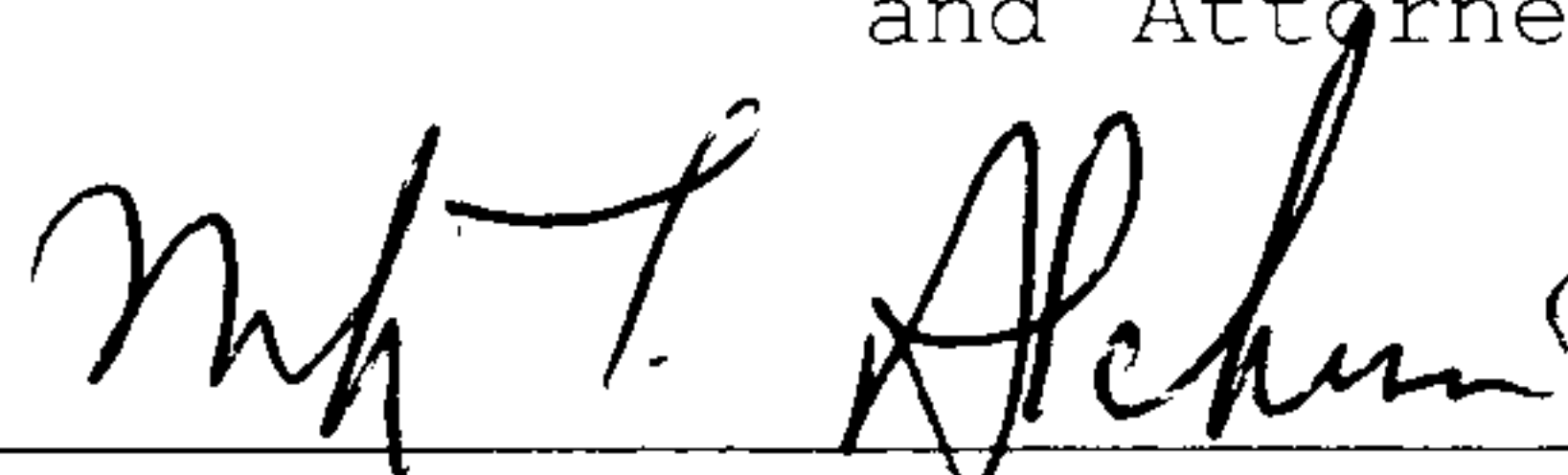
IN WITNESS WHEREOF, the said Greenbriar, LTD., and Montell G. Bridgewater, III and wife, Staci F. Bridgewater, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, 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 9th day of October, 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



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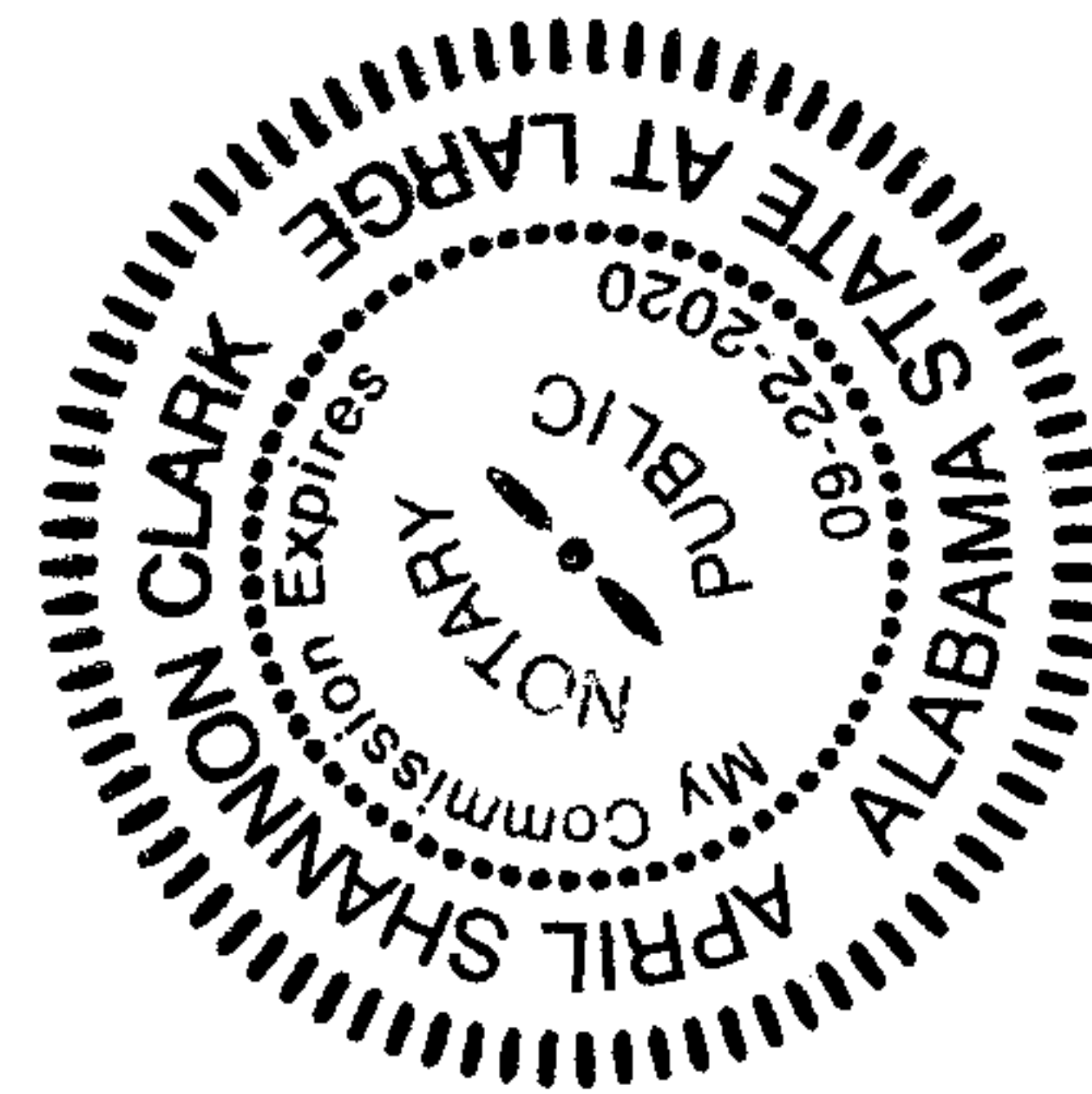
STATE OF ALABAMA
SHELBY COUNTY

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 Montell G. Bridgewater, III and wife, Staci F. Bridgewater, to the above conveyance, and also signed the name of Greenbriar, LTD., 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 Montell G. Bridgewater and wife, Staci F. Bridgewater, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 9th day of October, 2018.


Notary Public

My commission expires: 9/22/2020



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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 Montell Bridgewater
Mailing Address unknown

Grantee's Name Greenbridge Ltd
Mailing Address PO BOX 247
Alabaster AL 35007

Property Address 164 Sterling Gate Dr
Alabaster AL
35007

Date of Sale 11-9-18
Total Purchase Price \$ 284,260.07
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 FC

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 10-9-18

Print M. T. Atchison

☐ Unattested

Sign M. T. Atchison

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1