

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

SEND TAX NOTICE TO:
CENTRAL STATE BANK
POST OFFICE BOX 180
CALERA, ALABAMA 35040

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **February 04, 2000, Michael Lee Wood, a married man, and Gena Humphries Wood, a married woman**, executed a certain mortgage on property hereinafter described to **Central State Bank** which mortgage is recorded in **Instrument Number 2000-04925**, said mortgage being modified by instrument recorded at **Instrument Number 20130710000281420, Record of Mortgages**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **Central State Bank**, did declare all of the indebtedness secured by 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 of general circulation published in **Shelby County, Alabama**, in its issues of **December 12, 2018; December 19, 2018; and December 26, 2018**; and

WHEREAS, on **January 10th, 2019**, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and **Central State Bank**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Margaret M. Casey was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **Central State Bank** and whereas **Central State Bank** was the highest bidder and best bidder in the amount of **Twenty Nine Thousand Five Hundred Five Dollars and 75/100 (\$29,505.75)** on the indebtedness secured by said mortgage, said **Central State Bank**, by and through Margaret M. Casey as auctioneer conducting said sale and as **attorney-in-fact for Michael Lee Wood, a married man, and Gena Humphries Wood, a married woman**, does hereby grant, bargain, sell and convey unto **Central State Bank** the following-described property situated in **Shelby County, Alabama**, to-wit:

Begin at the Southeast corner of the SW ¼ of the SW ¼ of Section 8, Township 24 North, Range 15 East; thence run North along the East line of said ¼-¼ for 1495.84 feet to the Easterly right of way of a County Road; thence 136 degrees 30 minutes 23 seconds left run 54.17 feet to a curve to the left having a radius of 94.02 feet; thence run along said curve for 48.87 feet; thence continue along said right of way for 23.94 feet to a curve to the right having a radius of 153.16 feet; thence run along said curve for 49.56 feet; thence continue along said right of way for 55.17 feet to a curve to the left having a radius of 262.24 feet; thence run along said curve for 191.07 feet; thence continue along said right of way for 96.73 feet to a curve to the right having a radius of 539.32 feet; thence run along said curve for 217.02 feet; thence continue along said right of way

for 247.87 feet to a curve to the right having a radius of 253.22 feet; thence run along said curve for 129.13 feet; thence continue along said right of way for 60.85 feet to a curve to the left having a radius of 448.92 feet; thence run along said curve for 215.75 feet; thence continue along said right of way for 334.97 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 104 degrees 55 minutes 32 seconds left run 465.93 feet to the point of beginning.

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Central State Bank, has caused this instrument to be executed by and through Margaret M. Casey as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Margaret M. Casey as Auctioneer Conducting Said Sale has hereto set her hand and seal on this 10th day of January, 2019.

Michael Lee Wood, a married man, and Gena Humphries Wood, a married woman,

By: Margaret M. Casey
MARGARET M. CASEY, ATTORNEY-IN-FACT

Central State Bank,

By: Margaret M. Casey
MARGARET M. CASEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Margaret M. Casey
MARGARET M. CASEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Margaret M. Casey, whose name as Attorney-in-Fact for Michael Lee Wood, a married man, and Gena Humphries Wood, a married woman, and as Auctioneer and Attorney-in-Fact for Central State Bank, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10th day of January, 2019.

Kristel Karu Wittmeier
Notary Public
My Commission expires: _____



20190117000018910 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/17/2019 10:58:05 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: **Central State Bank**

Grantee's Name: **Central State Bank**

Mailing Address: **P.O. Box 180
Calera, AL 35040**

Mailing Address: **P.O. Box 180
Calera, AL 35040**

Property Address: **809 Wilderness Trail
Shelby, AL 35143**

Date of Sale: **01/10/2019**
Total Purchase Price **\$29,505.75**

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

X **Front of Foreclosure Deed**

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 in 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 1/10/19

____ Unattested

____ (verified by)

Print MARGARET M. CASEY

Sign Margaret Casey
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190117000018910 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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