

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit August 21, 2013, Christopher Shane Hartley, executed a certain mortgage on property hereinafter described to Renasant Bank, which said Instrument Number 20130830000354300, 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Renasant 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 on February 6, 13, and 20, 2019. WHEREAS, on the 27th day of February, 2019, 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 Christopher Shane Hartley 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, and

WHEREAS, the said Renasant Bank, was the highest bidder in the amount of Two Hundred Forty-Eight Thousand Three Hundred Twenty-Eight Dollars and 77/100 Dollars (\$248,328.77), which sum of money Renasant 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 Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred Forty-Eight Thousand Three Hundred Twenty-Eight Dollars and 77/100 Dollars (\$248,328.77), the said Christopher Shane Hartley and Renasant 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 do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Renasant Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest Quarter of the Northeast Quarter and the Southeast-Quarter of the Northwest Quarter of Section 20, Township 20 South, Range I East, Shelby County, Alabama, being more particularly described as-follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run South 87 degrees 43 minutes 26 seconds West along the South line of said quarter-quarter section for a distance of 1,324.29 feet to a 1 & ½" capped iron found locally accepted to be the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence run South 87 degrees 58 minutes 33 seconds West along the South line of said quarter-quarter section for a distance of 250.00 feet to a point; thence run North 38 degrees 29 minutes 49 seconds East for a distance of 1,241.02 feet to a point on a curve to the left having a central angle of 28 degrees 25 minutes 57 seconds a radius of 337.88 feet and a chord bearing of South 45 degrees 43 minutes 03 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 167.67 feet to a point; thence run South 59 degrees 56 minutes 01 seconds East for a distance of 74.25 feet to a point on a curve to the right having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees 57 minutes 31 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run South 47 degrees 59 minutes 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees 05 minutes 37 seconds a radius of 365.02 feet and a chord bearing of South 63 degrees 31 minutes 50 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees 48 minutes 21 second East; thence run in a southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees 32 minutes 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees 35 minutes 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees 49 minutes 57 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees 05 minutes 39 seconds East along said East line and also along the West line of Lot 211 in said Shadow Oaks 2nd Sector for a distance of 449.98 feet to the Point of Beginning,

SUBJECT TO:

A, 60 foot Ingress and Egress and utility easement situated in the Southwest Quarter of the

Northeast quarter of Section 20, Township 20 south, Range I East, Shelby County, Alabama lying 30 feet either side of a centerline being more particularly described as follow:

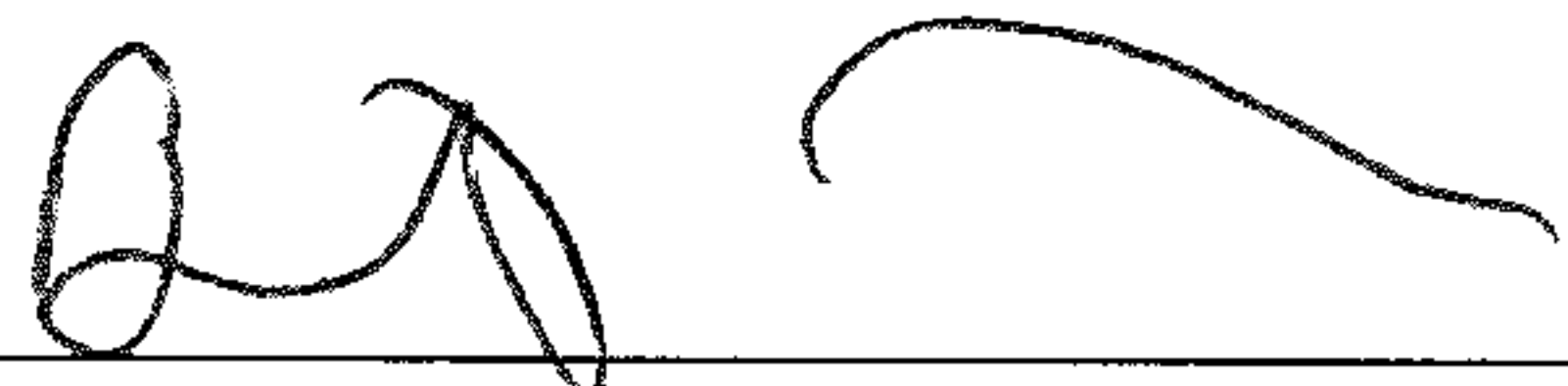
Commence at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run North 01 degrees,-05 minutes, 39 seconds West along the East line of said quarter-quarter section and also along the West line of Lot 211 in said shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 449.98 feet to the Point of Beginning, said point being at the centerline of Shadow Oaks Way in said Shadow Oaks 2nd Sector, said point also being on a curve to the right having a central angle of 24 degrees 35 minutes 31 seconds a radius of 333.58 feet and a chord bearing of North 74 degrees 49 minutes 57 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 143.18 feet to a point; thence run North 62 degrees 32 minutes 11 seconds West for a distance of 57.01 feet to a point on a curve to the left having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of North 70 degrees 48 minutes 21 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 99.31 feet to a point on a reverse curve to the right having a central angle of 31 degrees 5 minutes 37 seconds a radius of 365.02 feet and a chord bearing of North 63 degrees, 31 minutes 50 seconds. West; thence tum in a northwesterly direction along the arc of said curve for a distance of 198.09 feet to a point; thence run North 47 degrees 59 minutes 02 seconds West for a distance of 98.13 feet.to a point on a curve to the left having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of North 53 degrees 57 minutes 31 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 98. 73 feet to a point; thence run North 59 degrees 56 minutes 01 second West for a distance of 74.25 feet to a point on a curve to the right having a central angle of 28 degrees 25 minutes 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees 43 minutes 03 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 167.67 feet to the Point of Ending of said easement.

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 Renasant Bank, 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 Christopher Shane Hartley and Renasant 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 27th day of February, 2019.

Christopher Shane Hartley

BY: 
Burt W. Newsome
Attorney-in-Fact

Renasant Bank

BY: _____

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

BY: _____

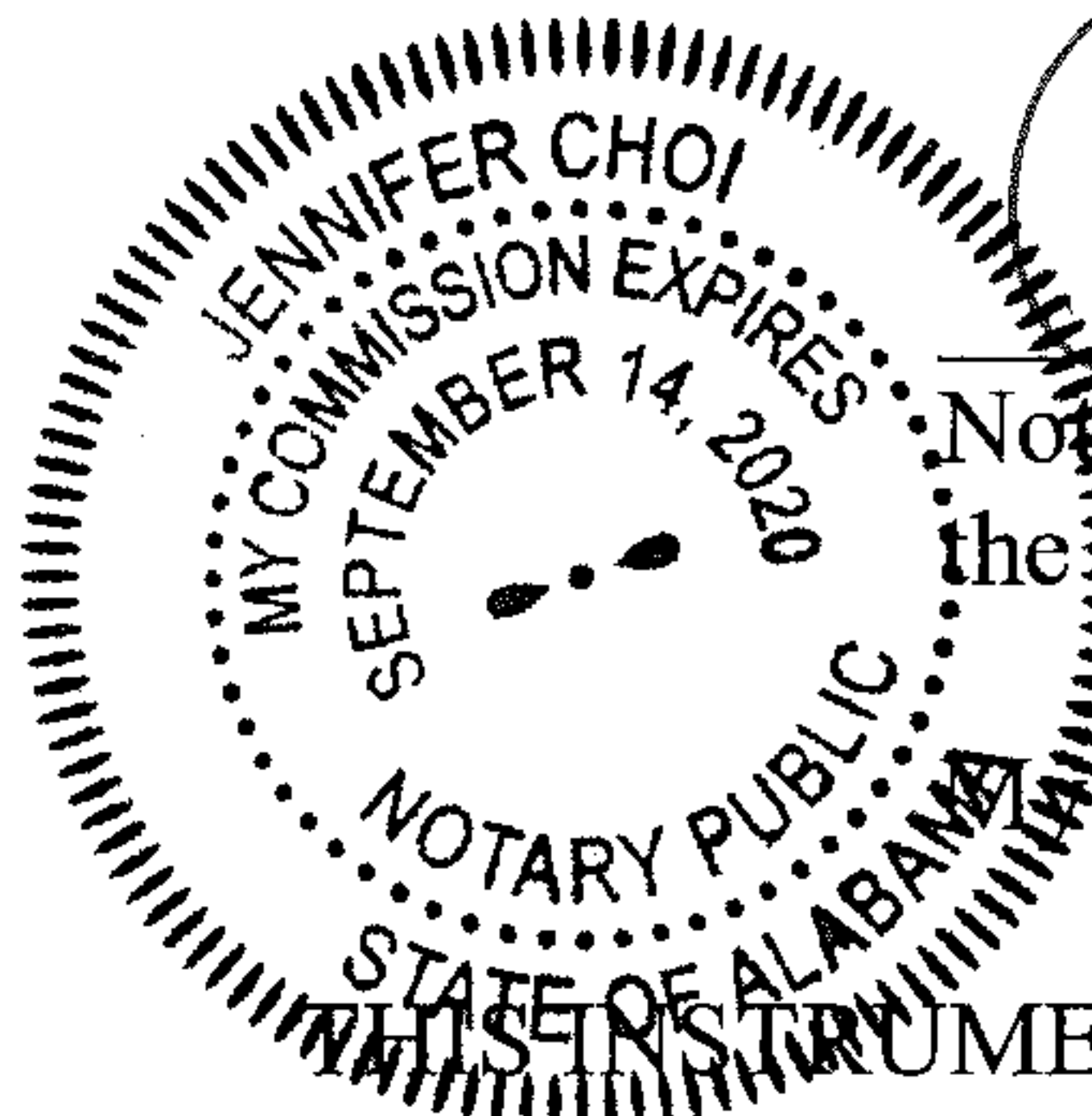
Burt W. Newsome as the Auctioneer
and person making said sale

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 Christopher Shane Hartley, whose name as Attorney-in-Fact and agent for Renasant 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 27th day of February, 2019.



Notary Public in and for
the State of Alabama at Large

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 Renasant Bank
Mailing Address 1309 Stratford Road SW
Decatur, AL 35601

Grantee's Name Christopher Shane Hartley
Mailing Address 3169 Shadow Oaks Way
Wilsonville, AL 35186

Property Address 3169 Shadow Oaks Way
Wilsonville, AL 35186

Date of Sale 02/27/2019
Total Purchase Price \$ 248,328.77
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 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 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 2/27/2019 Print BURT NORTON
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one 1

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2019 10:45:09 AM
\$28.00 CHERRY
20190228000063330

Allen S. Bayl