


STATE OF ALABAMA

COUNTY OF SHELBY

  
20190304000068660 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/04/2019 03:52:48 PM FILED/CERT

**FORECLOSURE DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That **CHARLOTTE ANN RHODES, an unmarried woman and DAVID PANELL, an unmarried man**, on to-wit, June 8, 2018, executed a Mortgage to **METRO BANK**, which Mortgage is recorded in **Book 20180619000218480, Pages 1-5**, in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage and the said Mortgagee, **METRO BANK**, did declare all of the indebtedness secured by said Mortgage due and payable and did give due and proper notice of the foreclosure of said Mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 6, 2019, February 13, 2019, and February 20, 2019; and

**WHEREAS**, on February 28, 2019, the day on which the Foreclosure Sale was due to be held under the terms of said notice, between the legal hours of sale, said Foreclosure Sale was duly and properly conducted, and Mortgagee, **METRO BANK**, did offer for sale and did sell at public outcry, in front of the Shelby County 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 **METRO BANK**, in the amount of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), and said property was thereupon sold to the said **METRO BANK**; and

**WHEREAS**, said Mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a Deed to the property so purchased.

**NOW, THEREFORE**, in consideration of the premises and of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), on the indebtedness secured by said Mortgage, **METRO BANK**, acting by and through G. Daniel Head, the person conducting the sale for the Mortgagee does hereby grant, bargain, sell and convey unto **METRO BANK**, the following described real estate located at 214 Clairmont Road, Sterrett, Alabama 35147 and situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 129, according to the Survey of Forest Parks, First Sector, as recorded in Map Book 22, Page 28A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD THE** above described property unto **METRO BANK**, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as

provided by the laws of the State of Alabama.

**IN WITNESS WHEREOF, METRO BANK** has caused this instrument to be executed by G. Daniel Head, as Auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof the said G. Daniel Head, has executed this instrument in his capacity as such auctioneer on this the 4<sup>th</sup> day of March, 2019.

Charlotte Ann Rhodes, an unmarried woman and  
David Panell, an unmarried man  
and Metro Bank

BY: G. Daniel Head  
ITS: Auctioneer and Attorney-in-Fact

BY:   
G. DANIEL HEAD

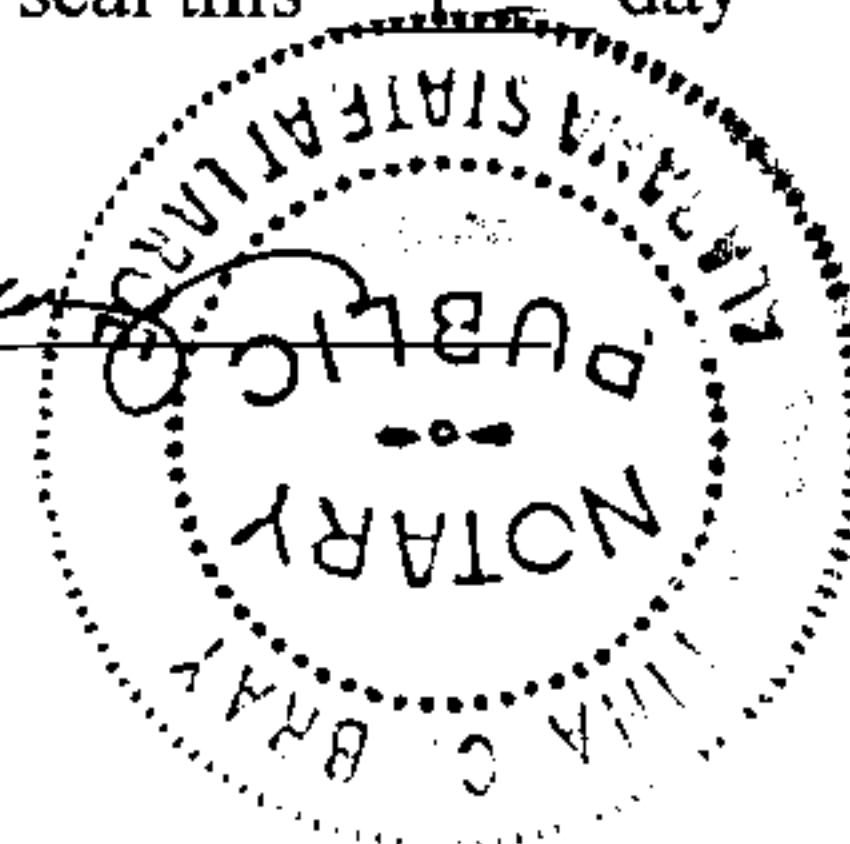
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that G. Daniel Head, acting in his capacity as auctioneer and attorney-in-fact for Charlotte Ann Rhodes, an unmarried woman and David Panell, an unmarried man and Metro Bank, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4<sup>th</sup> day of March, 2019.

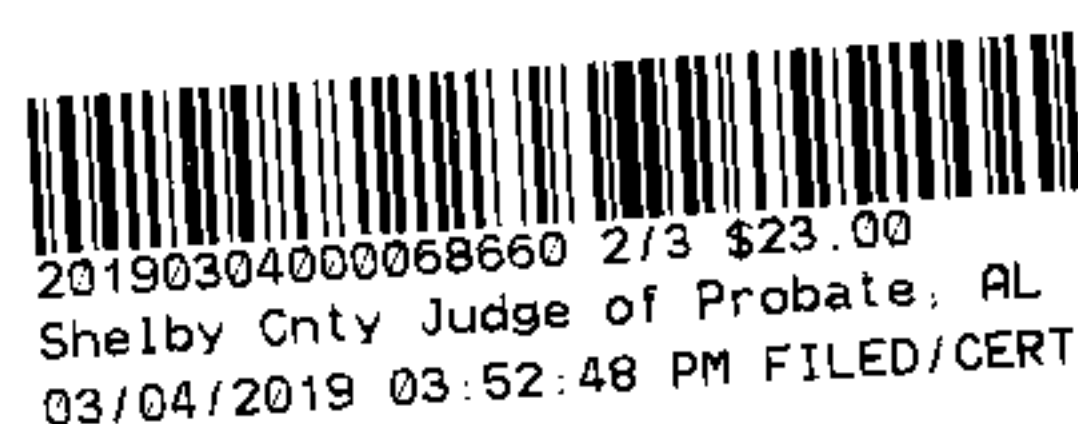
  
NOTARY PUBLIC



**Address of Grantor:**  
214 Clairmont Road  
Sterrett, Alabama 35147

**Address of Grantee:**  
800 Main Street South  
Pell City, Alabama 35128

THIS INSTRUMENT PREPARED BY:  
**THE LAW OFFICE OF T. BOICE TURNER, JR., LLC**  
1100 Woodstock Avenue – P.O. Box 1124  
Anniston, Alabama 36202  
(256) 235-1901 - (18-333)



# Real Estate Sales Validation Form

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

Grantor's Name Charlotte Ann Rhodes and  
Mailing Address David Panell  
214 Clairmont Road  
Sterrett, Alabama 35147

Grantee's Name Metro Bank  
Mailing Address 800 Martin Street South  
Pell City, Alabama 35128

Property Address 214 Clairmont Road  
Sterrett, Alabama 35147

Date of Sale February 28, 2019  
Total Purchase Price \$ 325,000.00  
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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Bid at Foreclosure 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 3/4/2019  
Unattested

Print G. Daniel Head  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1