

STATE OF ALABAMA

COUNTY OF SHELBY

20190423000132560 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
04/23/2019 09:48:05 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on November 24, 2004, Lillie Paramore executed a certain mortgage on the property hereinafter described to Nelson Wayne Archer, said mortgage being recorded as Instrument # 20050504000214240 in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the 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 property before the Courthouse door in 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 title 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Nelson Wayne Archer 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 the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks, in its editions of March 27, April 3, and April 10, 2019; and

WHEREAS, on the 19th day of April, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for Nelson Wayne Archer; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Nelson Wayne Archer, in the amount of Seventeen Thousand Two Hundred and no/100 Dollars (\$17,200.00), which sum of money Nelson Wayne Archer offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Nelson Wayne Archer; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Seventeen Thousand Two Hundred and no/100 Dollars (\$17,200.00) on the indebtedness secured by said mortgage, the said Nelson Wayne Archer, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Nelson Wayne Archer, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Nelson Wayne Archer the following described property situated in Shelby County, Alabama, to-wit:

TRACT 1: Begin at the NW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Southerly along the West line thereof for 324.08 feet; thence 70 degrees 54 minutes 58 seconds left run Southeasterly for 259.71 feet to a point of a curve to the right, having a central angle of 33 degrees 4 minutes 33 seconds, a radius of 200.00 feet, and an arc length of 115.46 feet; thence 86 degrees 26 minutes 17 seconds left to chord run Northeasterly along said curve a chord distance of 113.86 feet to a point of a curve to the right, having a central angle of 5 degrees 16 minutes 32 seconds, a radius of 421.36 feet, and an arc length of 38.80 feet; thence 19 degrees 10 minutes 33 seconds right to chord run Northeasterly along said curve a chord distance of 38.78 feet; thence 87 degrees 21 minutes 44 seconds left from chord run Northwesterly for 344.81 feet; thence 18 degrees 34 minutes 15 seconds left run Northwesterly for 76.73 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Nelson Wayne Archer, and his heirs, 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.

IN WITNESS WHEREOF, Nelson Wayne Archer has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 19th day of April, 2019.

Nelson Wayne Archer,
Mortgagee:

By: William R. Justice
William R. Justice as Attorney in Fact and Auctioneer.

By: William R. Justice
William R. Justice as Auctioneer conducting said sale

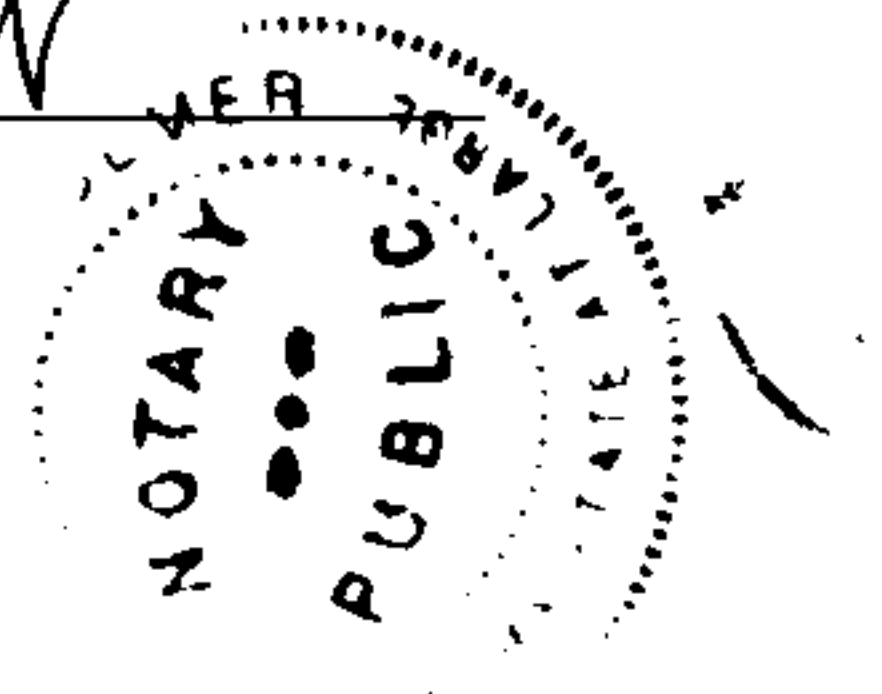
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Nelson Wayne Archer, 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 Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 19th day of April, 2019.

Celeste Fulmer
Notary Public

My Commission Expires: 10-11-20



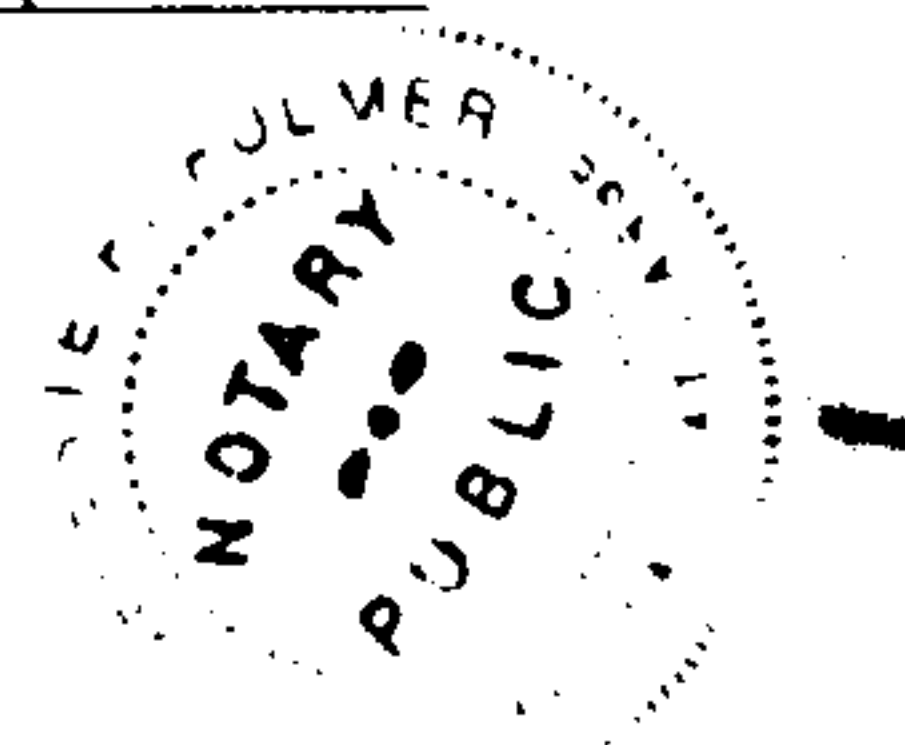
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 19th day of April, 2019.

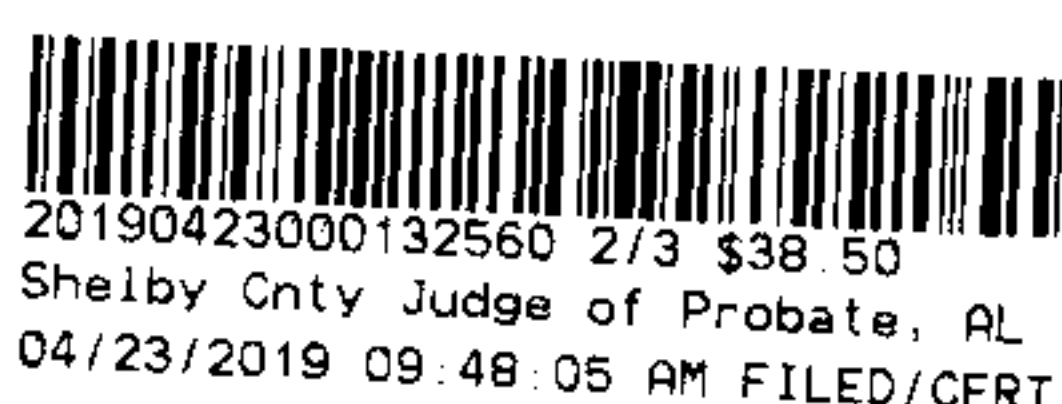
Celeste Fulmer
Notary Public

My Commission Expires: 10-11-20



Document prepared by:

William R. Justice, Attorney at Law, P.O. Box 587, Columbiana, AL 35051



Real Estate Sales Validation Form

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

Grantor's Name	<u>Lillie Paramore</u>	Grantee's Name	<u>Nelson Wayne Archer</u>
Mailing Address	<u>unknown</u>	Mailing Address	<u>695 Page Creek Rd</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>Creek Hollow Trail</u> <u>Wilsonville, AL</u>	Date of Sale	<u>4-19-19</u>
		Foreclosure	
		Total Purchase Price	<u>\$ 17,200.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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.

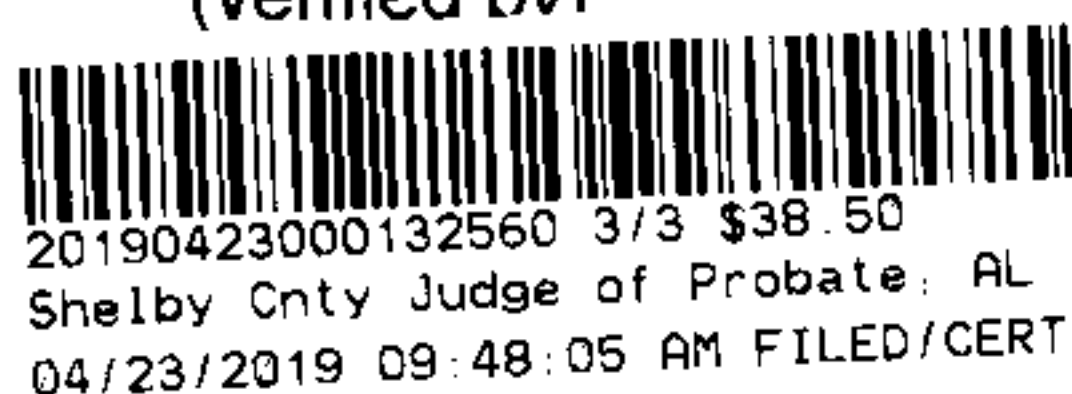
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	<u>4-19-19</u>	Print	<u>William R. Justice</u>
☐ Unattested		Sign	<u>William R. Justice</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Form RT-1