

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE
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Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

STATE OF ALABAMA *
 *
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 11th day of November 2008, RONALD K. REED, a single man, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument No. 20081202000454850 in the office of the Probate Judge 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 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 City 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., 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, in its issues of April 17, April 24 and May 1, 2019; and

WHEREAS, on May 14, 2019, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Seventy-Five Thousand and 00/100 (\$75,000.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Seventy-Five Thousand and 00/100 (\$75,000.00) Dollars on the indebtedness secured by said mortgage, VANDERBILT MORTGAGE AND FINANCE, INC., by and through ROBIN E. PATE, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 21 South, Range 1 West; thence run North along the West line of the said 1/4 – 1/4 for 454.68 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 328.45 feet; thence turn an angle to the right of 90 degrees 02 minutes 23 seconds and run East for 1454.67 feet; thence turn an angle to the right of 79 degrees 18 minutes 55 seconds and run Southeast for 194.26 feet; thence turn an angle to the left of 01 degrees 01 minutes 18 seconds and run Southeast for 116.82 feet; thence turn an angle to the right of 06 degrees 06 minutes 30 seconds and run Southeast for 99.41 feet; thence turn an angle to the right of 96 degrees 28 minutes 50 seconds and run West for 196.90 feet; thence turn an angle to the right of 02 degrees 15 minutes 17 seconds and run Northwest for 1328.97 feet to the point of beginning.

PARCEL II:

Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 21 South, Range 1 West; thence run North along the West line of the said 1/4 – 1/4 for 454.68 feet; thence turn an angle to the right of 93 degrees 10 minutes 37 seconds and run Southeast for 1328.97 feet; thence turn an angle to the right of 88 degrees 00 minutes 13 seconds and run South for 97.06 feet; thence turn an angle to the right of 89 degrees 42 minutes 36 seconds and run West for 209.99 feet; thence turn an angle to the left of 89 degrees 45 minutes 16 seconds and run South for 59.99 feet; thence turn an angle to the right of 89 degrees 47 minutes 00 seconds and run West for 209.99 feet; thence turn an angle to the left of 89 degrees

44 minutes 20 seconds and run South for 210.00 feet; thence turn an angle to the right of 87 degrees 30 minutes 06 seconds and run West for 899.73 feet to the point of beginning.

INCLUDING a security interest in one (1) 2009 Southern manufactured home, DSD4AL53658AB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through ROBIN E. PATE, its Attorney in Fact, who has hereunto set her hand and seal on this the 14th day of May 2019.

VANDERBILT MORTGAGE AND FINANCE, INC.

By Robin E. Pate

ROBIN E. PATE

Its Attorney in Fact

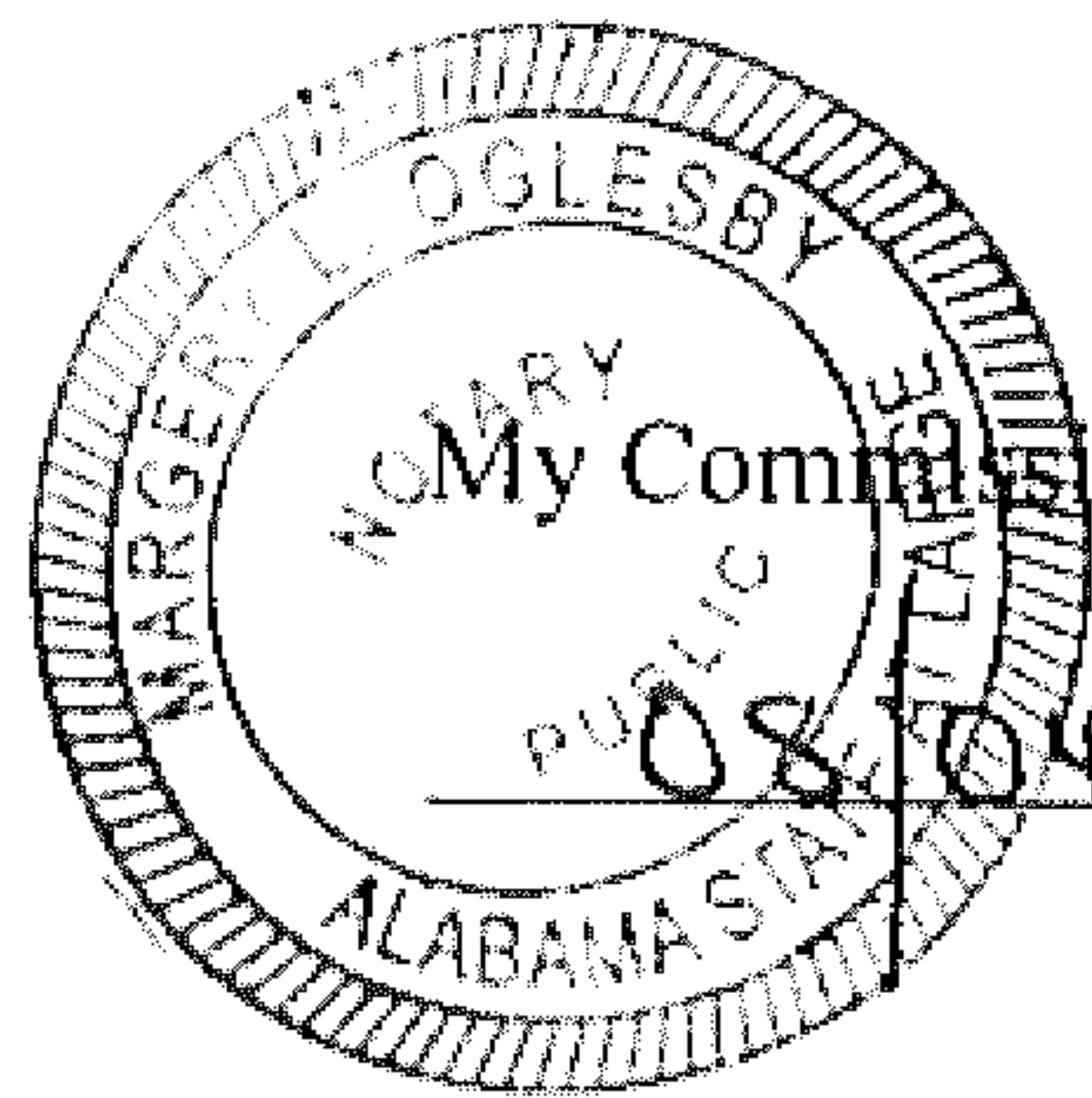
STATE OF ALABAMA *

*

COUNTY OF TUSCALOOSA *

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that ROBIN E. PATE, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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, she, in her capacity as said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May 2019.



My Commission Expires:

08/04/2019

Margery L. Oglesby
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Reed, Ronald K.
Mailing Address PO Box 1633
Columbiana, AL 35051

Grantee's Name Vanderbilt Mortgage and Finance, Inc.
Mailing Address PO Box 9800
Maryville, TN 37802

Property Address 130 Winter Dr
Columbiana, AL 35051

Date of Sale 05/14/2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 97,860.00

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
☐ Current Tax Assessment

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 05/14/2019

Print Robin E. Pate

☐ Unattested

(verified by)

Sign Robin E. Pate
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2019 01:19:27 PM
\$25.00 CHERRY
20190515000165300

Allen S. Bayl