

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 **March 28, 2002, Willie Nell Crawford**, executed a certain mortgage on property hereinafter described to **Central State Bank** which mortgage is recorded in **Instrument 2002-16067,, 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 **June 12, 2019; June 19, 2019; and June 26, 2019**; and

WHEREAS, on **July 12th, 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 Seven Thousand Five Hundred Twenty Eight Dollars and 06/100 (\$27,528.06)** 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 **Willie Nell Crawford**, does hereby grant, bargain, sell and convey unto **Central State Bank** the following-described property situated in **Shelby County, Alabama**, to-wit:

That certain parcel or strip of land on the North side of Lot 5, Block 62, according to Dunstan's Map of Calera. Said strip of land being 15 feet wide on the East and 20-foot wide on the West, and also Lots 6 and 7, in Block 62, according to Dunstan's Map and Survey of the Town of Calera, Shelby County, Alabama; being situated in Shelby County, Alabama.

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 **12th**



20190722000259250 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/22/2019 10:16:04 AM FILED/CERT

day of July, 2019.

Willie Nell Crawford,

By: Margaret Casey

MARGARET M. CASEY, ATTORNEY-IN-FACT

Central State Bank,

By: Margaret Casey

MARGARET M. CASEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Margaret 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 Willie Nell Crawford**, 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 **12th day of July, 2019.**

Kristel Karu Wittmeier

Notary Public

My Commission expires: _____



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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: **620 13th Street
Calera, AL 35040**

Date of Sale: **07/12/2019**
Total Purchase Price **\$27,528.06**

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

☒ **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 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 7/12/19

Print MARGARET M. CASEY

☐ Unattested

(verified by)

Sign Margaret Casey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190722000259250 3/3 \$22.00
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