

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that on June 2nd, 2010, **TED ODOM, an unmarried man** executed and delivered to ALIANT BANK, now known as **VALLEY NATIONAL BANK**, successor by merger (hereinafter "Mortgagee") a Mortgage (hereinafter the "Mortgage") on certain real property, which was recorded on June 25th, 2010 as instrument number 20100625000202290 in the Office of the Judge of Probate of Shelby County, Alabama

WHEREAS, default was made, and the Mortgage was subject to foreclosure because of said default.

WHEREAS, in said Mortgage, the Mortgagee was authorized and empowered, in case of default, to sell the real property. Said Mortgage also provided that the Mortgagee, after having given notice of the time, place and terms of sale prior to said sale, is empowered and authorized to execute title to the purchaser of said real property at said sale.

WHEREAS, default having been made, Mortgagee did declare all of the indebtedness secured by said Mortgage due and payable and declared the real property subject to foreclosure. As provided in the said Mortgage, Mortgagee gave due and proper notice of foreclosure of said Mortgage by publishing a Notice of Foreclosure Sale in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in the issues of July 24th, July 31st and August 7, 2019.


WHEREAS, on August 21, 2019, the date on which the foreclosure sale was due to be held under the terms of said notice and during the legal hours of sale, foreclosure was duly and properly conducted, and Mortgagee did offer for sale and did sell at public outcry in front of the main door of the Shelby County Courthouse, Columbiana, Alabama, the property hereinafter described.

WHEREAS, the highest bidder was **VALLEY NATIONAL BANK** (the "Grantee") for a high bid of \$ 10,000.00 as a credit on the balance due, whereupon the property was knocked down to said highest bidder.

NOW, THEREFORE, for and in consideration of the sum of \$ 10,000.00 credited to said indebtedness, VALLEY NATIONAL BANK does hereby grant, convey, sell, transfer and deliver unto the Grantee and its assigns, the following described real property, to-wit:

Lot 1338, according to the Amended Map of Weatherly Wixford Forest, Sector 13, as recorded in Map Book 22, pages 23 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Grantee or its assigns forever; subject, however, to the first mortgage filed prior to the filing of the Mortgage as well as the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


20190821000306820 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/21/2019 12:41:31 PM FILED/CERT

IN WITNESS WHEREOF, VALLEY NATIONAL BANK has caused this conveyance to be executed by its attorney and auctioneer.

Done at Columbiana, Alabama, as and for the official act of said VALLEY NATIONAL BANK on this 21st day of August, 2019.

VALLEY NATIONAL BANK

By

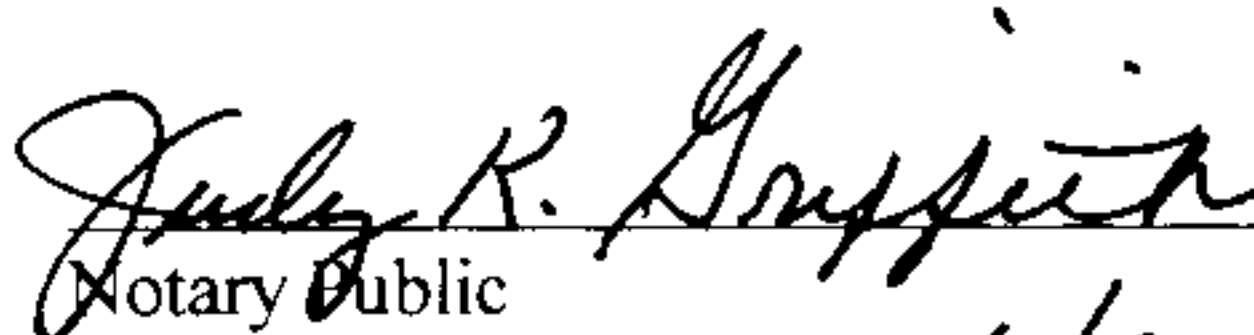


Charles R. Johanson, III
Attorney and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Charles R. Johanson, III, whose name as Attorney and Auctioneer of Valley National 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, in his capacity as such attorney and auctioneer, with full authority executed the same voluntarily for and as the act of Valley National Bank.

GIVEN UNDER MY HAND and seal at Birmingham, Alabama on August 21, 2019.



Notary Public

My Commission Expires: 6/23/22

This Instrument was prepared by:
Charles R. Johanson, III
ENGEL, HAIRSTON AND JOHANSON, P.C.
Post Office Box 11405
Birmingham, Alabama 35202
(205) 328-4600



20190821000306820 2/3 \$23.00
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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 Valley National Bank
Mailing Address c/o Charles Johnson
109 N. 20th STREET
Birmingham, AL 35203

Grantee's Name Valley National Bank
Mailing Address c/o Charles Johnson
109 N. 20th STREET
Birmingham, AL 35203

Property Address 133 Windsor Lane
PELHAM, AL 35124

Date of Sale 8/21/19
Total Purchase Price \$ 10,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 8/21/19

Print Charles Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20190821000306820 3/3 \$23.00
Shelby Cnty Judge of Probate. AL
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Form RT-1