

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

SEND TAX NOTICE TO:
David B. Culpepper
P.O. Box 276
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 08/30/2019
State of Alabama
Deed Tax:\$15.00

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **January 21, 2010**, **Joseph D. Barnes and wife, Mary Barnes**, executed a certain mortgage on property hereinafter described to **APCO Employees Credit Union**, which mortgage is recorded as **Instrument Number 20100205000036970, 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 **APCO Employees Credit Union**, 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 **July 31, 2019; August 07, 2019; and August 14, 2019**; and

WHEREAS, on **August 30th, 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 **APCO Employees Credit Union**, 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, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **APCO Employees Credit Union**, and whereas David B. Culpepper was the highest bidder and best bidder, in the amount of **Fifteen Thousand Dollars and 00/100 (\$15,000.00)** on the indebtedness secured by said mortgage, said **APCO Employees Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Joseph D. Barnes and wife, Mary Barnes**, does hereby grant, bargain, sell and convey unto David B. Culpepper the following-described property situated in **Shelby County, Alabama**, to-wit:

Commence at the NW corner of the NE ¼ of the SW ¼, Section 10, Township 21 South, Range 1 East; thence run South along the West line a distance of 833.89 feet; thence turn an angle of 91 degrees 00 minutes 51 seconds to the left and run a distance of 702.93 feet; thence turn an angle of 59 degrees 48 minutes to the left and run a distance of 403.38 feet to the point of beginning; thence turn an angle of 68 degrees 05 minutes to the left and run a distance of 296.53 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 180.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 44 degrees 49 minutes to the right and run a distance of 56.47 feet; thence turn an angle of 75 degrees 38 minutes to the left and run a distance of 272.58 feet to the Northwest right of way line of County Highway No. 7; thence turn an angle of 89 degrees 58 minutes 12 seconds to the

right to tangent of a right of way curve and run along said curve (whose delta angle is 1 degree 17 minutes 00 seconds to the right, radius is 1373.30 feet, tangent is 15.36 feet, length of arc is 30.73 feet); thence turn an angle of 88 degrees 41 minutes 12 seconds to the right from tangent and run a distance of 278.88 feet; thence turn an angle of 77 degrees 31 minutes 21 seconds to the left and run a distance of 116.96 feet to the point of beginning. Situated in the NE ¼ of the SW ¼, Section 10, Township 21 South, Range 1 East, 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, APCO Employees Credit Union, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 30th day of August, 2019.


Joseph D. Barnes and wife, Mary Barnes,

By: Foster D. Key
FOSTER D. KEY, ATTORNEY-IN-FACT

APCO Employees Credit Union,

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

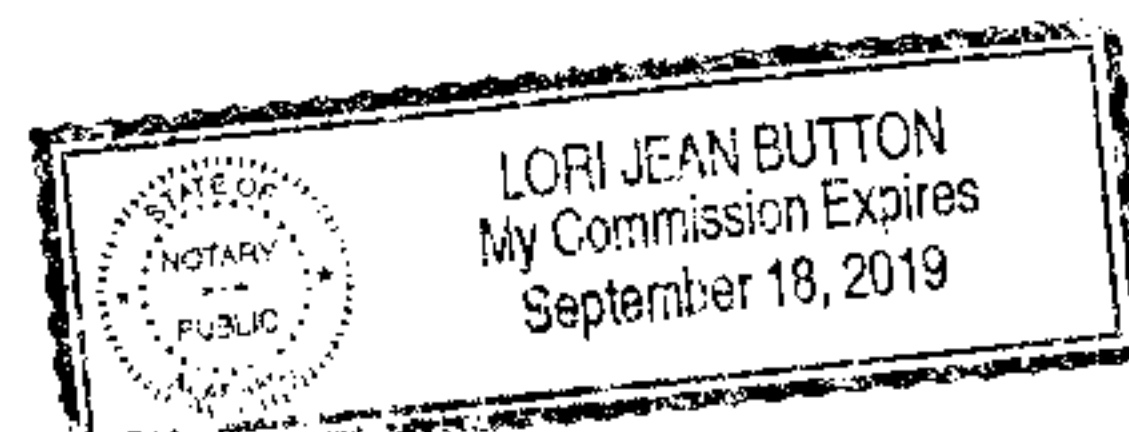

20190830000322690 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/30/2019 03:10:13 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as **Attorney-in-Fact for Joseph D. Barnes and wife, Mary Barnes**, and as Auctioneer and Attorney-in-Fact for **APCO Employees Credit Union**, 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 30th day of August, 2019.

Lori Jean Button
Notary Public
My Commission expires: _____



Real Estate Sales Validation Form

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

Grantor's Name: **APCO Employees Credit Union**

Grantee's Name: **David B. Culpepper**

Mailing Address: **750 17th Street N
Birmingham, AL 35203**

Mailing Address: **P.O. Box 276
Wilsonville, AL 35186**

Property Address: **1605 Highway 7
Wilsonville, AL 35186**

Date of Sale: **08/30/2019**
Total Purchase Price **\$15,000.00**

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

 X **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 8/30/19

Print FOSTER D KEY

____ Unattested

____ (verified by)

Sign

Foster D Key

(Grantor/Grantee/Owner/Agent) circle one



20190830000322690 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/30/2019 03:10:13 PM FILED/CERT