

THAT, WHEREAS, heretofore, on to-wit September 10, 2004, J.B. Max Gandy and Brenda A. Gandy, Husband and Wife, executed a certain mortgage on property hereinafter described to Renasant Bank F/K/A First National Bank of Shelby, which said mortgage is recorded in Instrument Number 20040920000516980, and modified by that certain Amendment to Mortgage recorded in Instrument Number 20050728000380110 in the Office of the Judge of Probate of Shelby County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Renasant Bank F/K/A First National Bank of Shelby, 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues on December 25, 2019, January 1s 2020, and January 8, 2020. WHEREAS, on the 21st day of January 2020, the day on which said foreclosure sale 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 Burt W. Newsome as Attorney-in-Fact for the said J.B. Max Gandy and Brenda A. Gandy did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the said Mi Casa Finder, LLC was the highest bidder in the amount of Fifty Six Thousand Seven Hundred Dollars and NO/100 (\$56,700.00) which sum of money Renasant Bank F/K/A First National Bank of Shelby, offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Mi Casa Finder, LLC.

1

Brenda A. Gandy and Renasant Bank F/K/A First National Bank of Shelby, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Mi Casa Finder, LLC, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West being more particularly as described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34, thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 665.05 feet; thence 88 degrees 59 minutes right and run easterly 630.00 feet; thence 88 degrees 59 minutes left and run northerly for a distance of 756.36 feet; thence 53 degrees 00 minutes right and run northeasterly for a distance of 184.94 feet; thence 95 degrees 18 minutes right and run southeasterly for a distance of 135.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run northeasterly for a distance of 90.00 feet; thence 90 degrees 00 minutes; right and run southeasterly for a distance of 70.00 feet; thence 21 degrees 57 minutes 27 seconds right and run southeasterly for a distance of 156.47 feet to the northwesterly right of way of Shelby County Road #39; thence 62 degrees 19 minutes 05 seconds right to the tangent of a curve to the left having an intersection angle of 0 degrees 54 minutes 13 seconds and a radius of 2765.00 feet and run southwesterly along said right of way and said curve for a distance of 43.60 feet; thence 88 degrees 21 minutes 36 seconds right from the tangent of said curve and run northwesterly for a distance of 232.12 feet; thence 98 degrees 16 minutes 08 seconds right and run northeasterly for a distance of 43.80 feet to the point of beginning.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Mi Casa Finder, LLC, its 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 and the United States of America.

IN WITNESS WHEREOF, the said J.B. Max Gandy, Brenda A. Gandy and Renasant Bank F/K/A First National Bank of Shelby, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 21st day of January, 2020.

J.B. Max Gandy

BY: 
Burt W. Newsome
Attorney-in-Fact

Brenda A. Gandy

BY: 
Burt W. Newsome
Attorney-in-Fact

Renasant Bank F/K/A First National Bank of Shelby

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

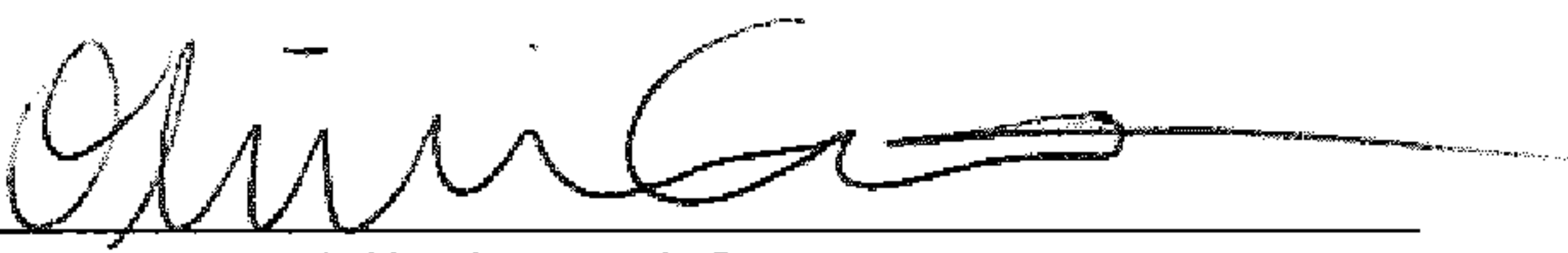
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for J.B. Max Gandy and Brenda A. Gandy, whose name as Attorney-in-Fact and agent for Renasant Bank F/K/A First National Bank of Shelby, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 21st day of January, 2020.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 12/04/2023

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970



Real Estate Sales Validation Form

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

Grantor's Name	JB MAX GANDY AND BRENDA GANDY	Grantee's Name	MI CASA FINDER LLC
Mailing Address	2242 HWY 39	Mailing Address	3568 LORNA RIDGE DRIVE
	CHELSEA, AL 35043		HOOVER, AL 35216
Property Address	2242 HWY 39	Date of Sale	1/21/2020
	CHELSEA, AL 35043	Total Purchase Price	\$ 56,700.00
		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	☐ Appraisal
☐ Sales Contract	☒ Other <u>FORECLOSURE DEED.</u>
☐ 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>1/21/2020</u>	Print <u>BURT NEWSOME</u>
☐ Unattested	Sign <u>[Signature]</u>
	(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2020 09:16:15 AM
\$91.00 CHERRY
20200123000029750

Allen S. Bayl