

This Instrument was prepared by:
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STATE OF ALABAMA)
SHELBY COUNTY)


20200811000344360 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
08/11/2020 02:39:31 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, heretofore on, to wit, February 21, 2018, Wayne Gann and Susan Gann, husband and wife (hereinafter the "mortgagors"), hereinafter described to Lola Minor (hereinafter the "mortgagee"), which said mortgage is recorded in Mortgage Book at Page 20180226000059690 in the Office of the Probate Judge of 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 the Shelby County newspaper published 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 the said mortgage provided that in case of sale under the power and authority contained in the 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 ad 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 Note which was secured by the mortgage as a balloon note and became due and payable in full on February 21, 2020. The mortgagee 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 July 12, 19 and 26, 2020; and

WHEREAS, on August 3, 2020, the day of which the foreclosure was due to be held under the terms of said notice, said foreclosure was duly and properly conducted, Scott Harwell, on behalf of the Mortgagee, did offer for sale and sell at public outcry in front door of the Courthouse in Shelby County, Alabama; and

WHEREAS, Scott Harwell was the Auctioneer who conducted the said sale for the Mortgagee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$143,500.00), which sum of money Scott Harwell, as attorney in fact for Lola Minor, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Lola Minor.

NOW THEREFORE, in consideration of the premises and a credit in the amount of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$143,500.00), on the indebtedness secured by the mortgage, Scott Harwell, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SEE AND CONVEY unto the said Lola Minor, the following described property situated in Shelby County, to wit:

Lot 22, according to the Survey of Country Club Village, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

Also known as 2035 Glen Eagle Lane, Birmingham, AL 35243.

TO HAVE AND TO HOLD the above described property unto Lola Minor and her successors and

assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the law of the State of Alabama.

IN WITNESS WHEREOF, Scott Harwell has caused this instrument to be executed by and through Scott Harwell as Auctioneer conducting said sale, and Scott Harwell as attorney in fact and Scott Harwell as Auctioneer conducting the said sale has hereto set his hand and seal on this the 7 of August, 2020.

Lola Minor

BY Scott Harwell

Scott Harwell

As Auctioneer

And Attorney in fact.

Scott Harwell

Scott Harwell

As Auctioneer conducting the sale

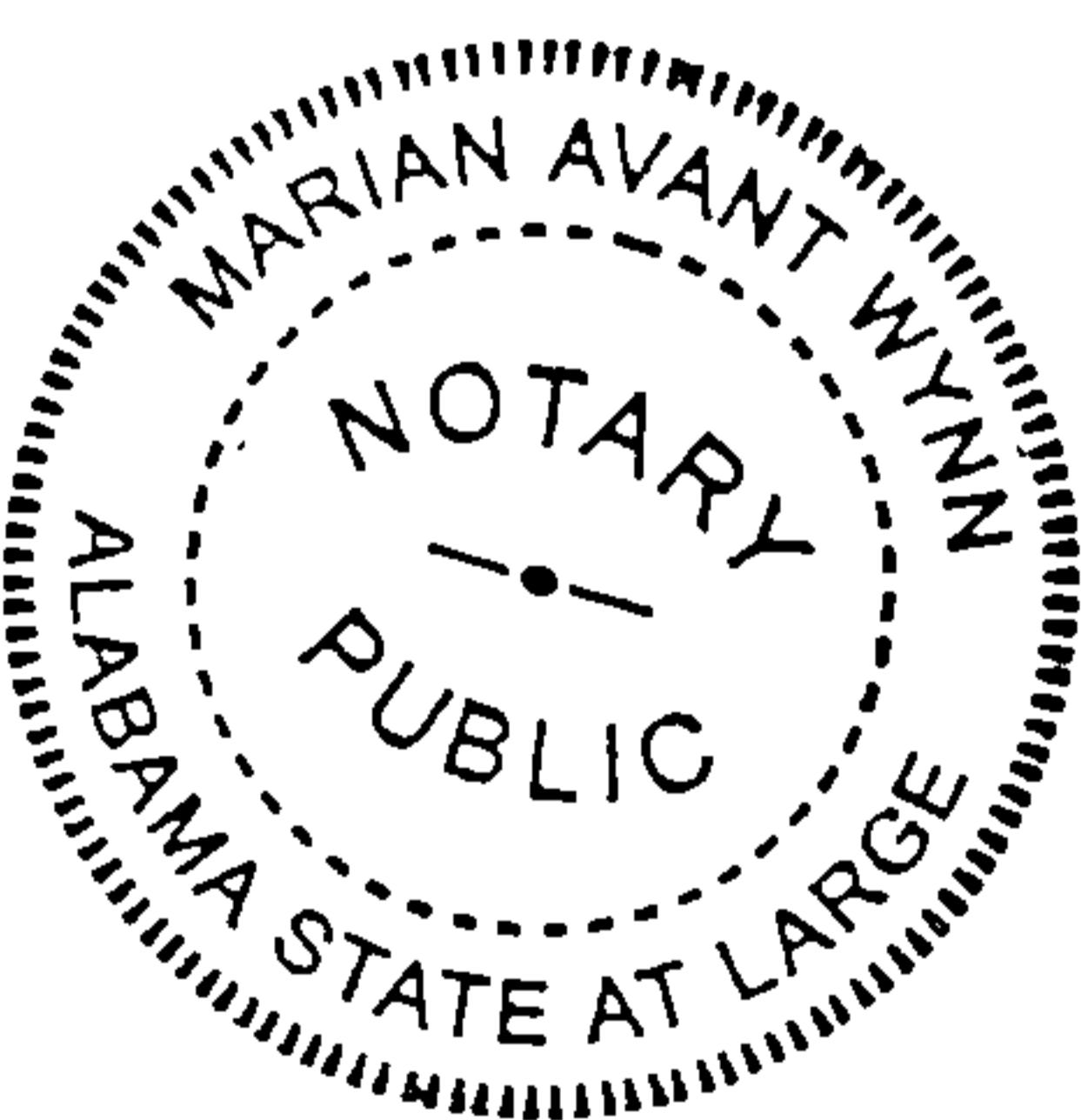
STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Marian Avant Wynn, a Notary Public in and for said County, in said State, do hereby certify that Scott Harwell whose named as Auctioneer and Attorney in Fact for Lola Minor, whose name is signed to the foregoing conveyance and being informed of the conveyance, he, in his capacity as such Auctioneer and 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 17th day of August, 2020.

Marian Avant Wynn
Notary Public
My Commission Expires: 7/19/2022



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