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STATE OF ALABAMA)	MORTGAGE FORECLOSURE DEED
	,	MONTONDE LONDONE DELD
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit July 6, 2001, Thomas H. Barnett and Jan Barnett, Husband and Wife, executed a certain mortgage on property hereinafter described to Renasant Bank, which said mortgage is recorded in Instrument Number 2001-28723, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Renasant Bank 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 of October 31, November 7, November 14, 2021, WHEREAS, on the 6th day of December, 2021, 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 Thomas H. Barnett and Jan Barnett did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Renasant Bank, and

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WHEREAS, David Upton was the highest bidder in the amount of One Hundred Twenty-

Nine Thousand Three Hundred and No/100 Dollars (\$129,300.00) which sum of money Renasant

Bank 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 David Upton.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of

One Hundred Twenty-Nine Thousand Three Hundred and No/100 Dollars (\$129,300.00), the said

Thomas H. Barnett, Jan Barnett and Renasant Bank 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 does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said David

Upton AS IS, WHERE IS, the following described property situated in Shelby County, Alabama,

to-wit:

The North ½ of the NE ¼ of SW ¼ of Section 5, Township 21 South, Range 2

West, Shelby County, Alabama.

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 David Upton, his

heirs, 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 Thomas H. Barnett, Jan Barnett, and Renasant Bank

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 6th day of December, 2021.

Thomas H. Barnett

BY:

Burt W. Newsome

Attorney-in-Fact

Jan Barnett

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BY:
Burt W. Newsome
Attorney-in-Fact

Renasant Bank

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 Thomas H. Barnett and Jan Barnett, whose name as Attorney-in-Fact and agent for Renasant Bank 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 $\sqrt{\ell}$ day of December, 2021.

THIS INSTRUMENT PREPARED BY:

the lic in and for

My Commission Expires

Alabama at Large

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	Thomas & Jan Barnett	Grantee's Name	
Mailing Address	31 Oakwood Lane	Mailing Address	31 Oakwood Lane
	Alabaster, AL 35007		Alabaster, AL 35007
	·		·
Property Address	31 Oakwood Lane	Date of Sale	12/6/2021
	Alabaster, AL 35007	Total Purchase Price	\$ 129,300.00
	 	_ or	
	1	_ Actual Value	\$
		or Assessor's Market Value	\$
-	ne) (Recordation of docum	this form can be verified in the nentary evidence is not required. Appraisal Other FORECLOS	ed)
_	document presented for reco this form is not required.	ordation contains all of the red	quired information referenced
		Instructions	,
	d mailing address - provide ir current mailing address.	the name of the person or pe	rsons conveying interest
Grantee's name and to property is being	•	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the	property was conveyed.	
	ce - the total amount paid for the instrument offered for re	the purchase of the property ecord.	v, both real and personal,
conveyed by the in		This may be evidenced by an	, both real and personal, being a appraisal conducted by a
excluding current uresponsibility of va	ise valuation, of the property	-	
accurate. I further		atements claimed on this forn	ed in this document is true and nay result in the imposition
Date 12/6/2021		Print BURT W. NEWSOME	ong a samon ngayanggang ng ng masawan sayan manggan ng sayan ng sa na sa sa na sa sa na sana sa sa sa sa sa sa
Unattested		Sign (\	
	(verified by)		e/Owner/Agent) circle one Form RT-1
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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