



20220902000345050 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
09/02/2022 01:40:28 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on August 17, 2005, **Michael A. Gassaway** and wife, **Stormy M. Gassaway** executed a certain mortgage on the property hereinafter described to Joyce Jacobs, said mortgage being recorded as Instrument # 20050818000426910, in the Probate Office of Shelby County, Alabama; and said mortgage was subsequently assigned to **Danita J. Fee** by assignment recorded as Instrument #20200609000232180 in the Probate Office of Shelby 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 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 title 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 said Danita J. Fee 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 the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks, in its editions of August 14, 21, and 28, 2022; and

WHEREAS, on the 2nd day of September, 2022, 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 and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for Danita J. Fee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Danita J. Fee in the amount of Seventy-four Thousand Seven Hundred Seventy-five and no/Dollars (\$74,775.00), which sum of money Danita J. Fee offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to **Danita J. Fee**; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Seventy-four Thousand Seven Hundred Seventy-five and no/Dollars (\$74,775.00) on the indebtedness secured by said mortgage, the said **Danita J. Fee**, by and through William R. Justice,



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as Auctioneer conducting said sale and as attorney in fact for Danita J. Fee, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said **Danita J. Fee** the following described property situated in Shelby County, Alabama, to-wit:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East; situated in Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, and run West for 87.29 feet; thence 79 deg. 39 min. right and run 766.79 feet; thence 87 deg. 53 min. left for 234.09 feet; thence 90 deg. 00 min. right for 200.0 feet; thence 95 deg. 45 min. left for 100.5 feet to the point of beginning; thence continue along the last described course for 74.45 feet; thence 7 deg. 26 min. left for 70.66 feet; thence 46 deg. 18 min. left for 86.68 feet; thence 7 deg. 26 min. left for 104.65 feet; thence 112 deg. 31 min. left for 224.31 feet; thence 90 deg. 06 min. 03 sec. left for 189.75 feet to the POINT OF BEGINNING.

This conveyance includes a dwelling on the property, to-wit: One (1) 1985 Spirit, Serial #214701038, that was a mobile home, which has been permanently attached to the real property.

TO HAVE AND TO HOLD the above described property unto Danita J. Fee and her 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.

IN WITNESS WHEREOF, Danita J. Fee has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale has hereto set his hand and seal on this the 2nd day of September, 2022.

Danita J. Fee, Mortgagee:

By: William R. Justice
William R. Justice
as Attorney in Fact and Auctioneer

By: William R. Justice
William R. Justice
as Auctioneer conducting said sale

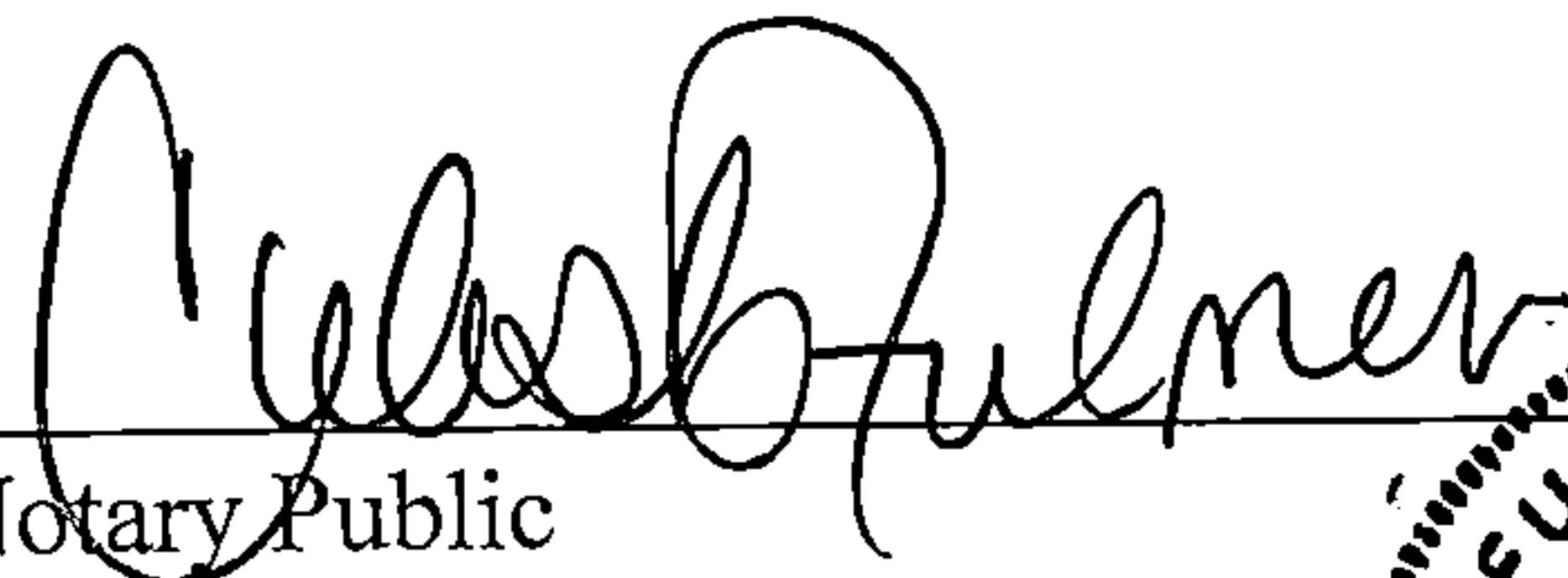


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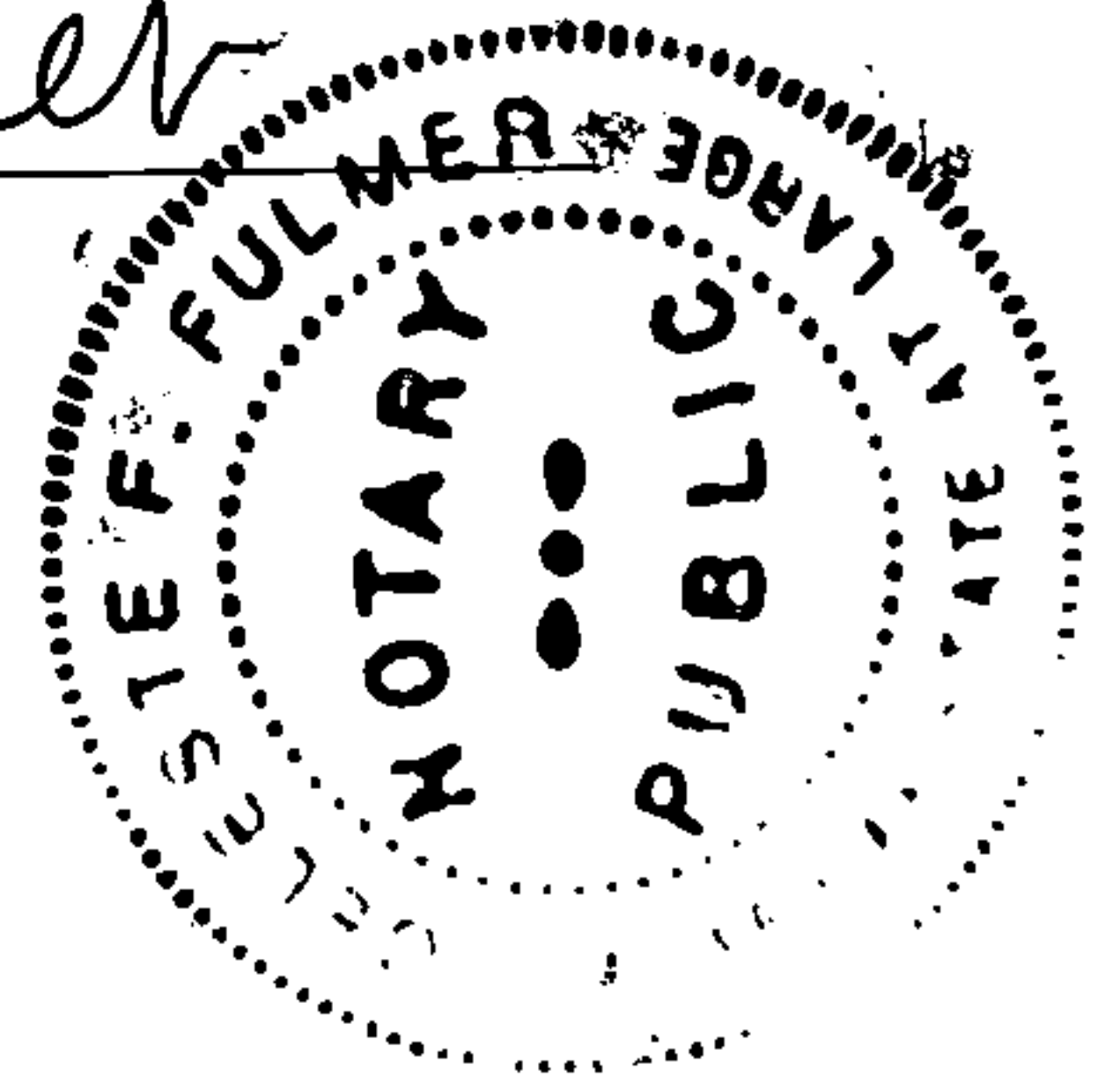
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Danita J. Fee 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 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 the 2nd day day of September, 2022.


Notary Public

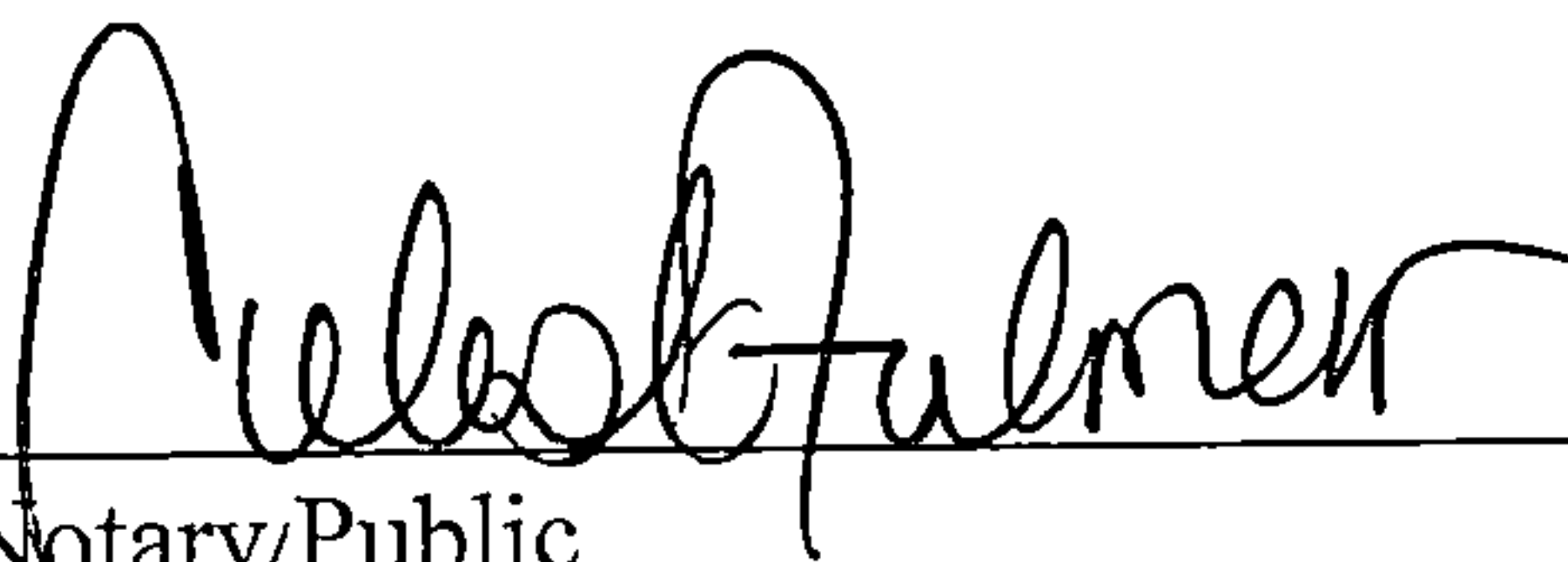
My Commission Expires:



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

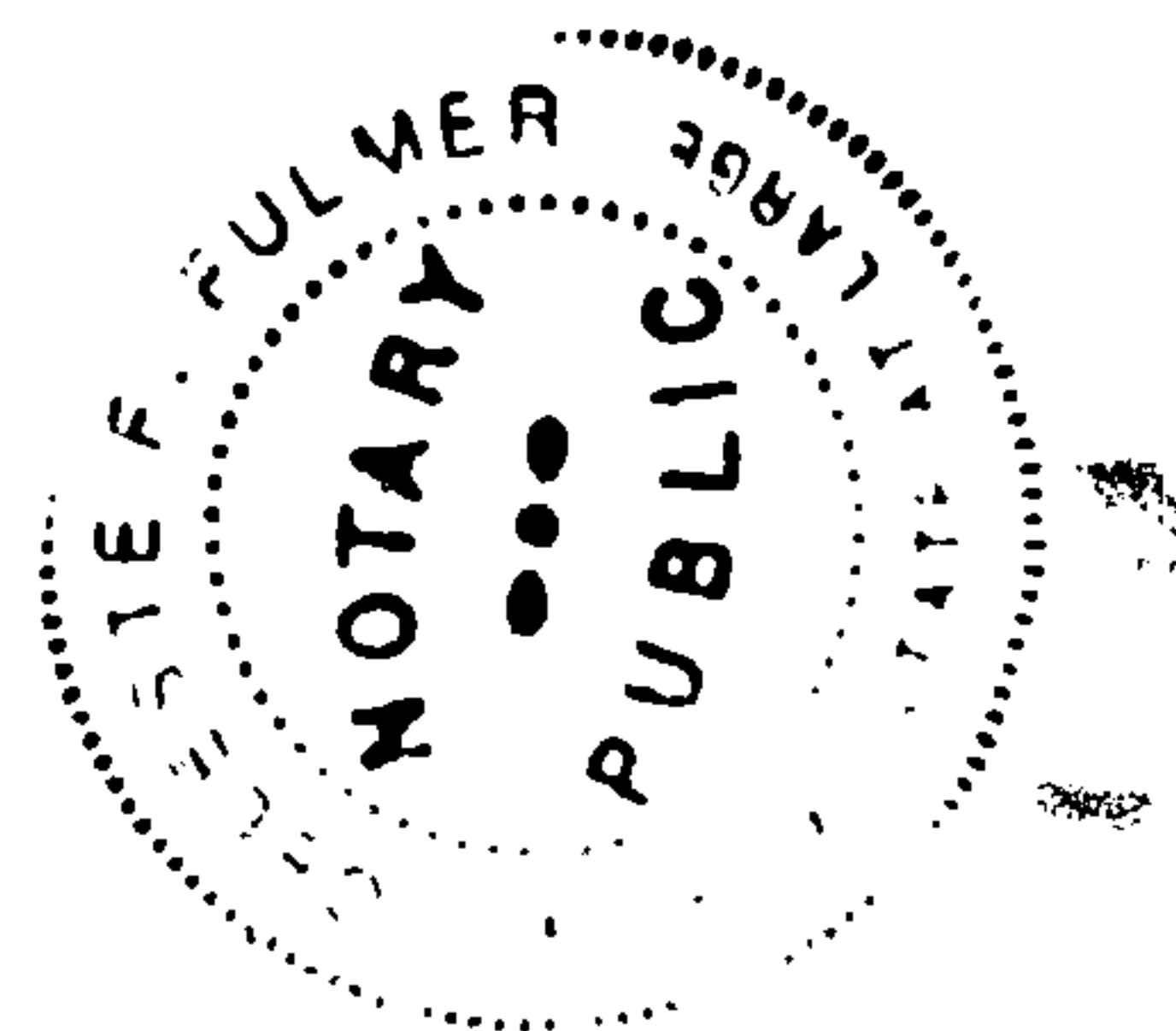
Given under my hand and official seal the 2nd day of September, 2022.


Notary Public

My Commission Expires:

Document prepared by:

William R. Justice, Attorney at Law, P.O. Box 587, Columbiana, AL 35051



Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Michael A. & Stormy M. Gassaway
Mailing Address 80 Valentine Circle
Wilsonville, AL 35186

Grantee's Name Danita J. Fee
Mailing Address 130 Pineland Circle
Soperton, GA 30457

Property Address 80 Valentine Circle
Wilsonville, AL 35186

Date of Sale 9/2/22
Total Purchase Price \$ 74,755.00
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 X Other foreclosure auction sale
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 9/2/22

Print William R. Justice

Unattested
(verified by)

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1