



20230303000059270 1/4 \$72.50  
Shelby Cnty Judge of Probate, AL  
03/03/2023 11:40:24 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on November 30, 2021, Beverly Langley and Jason Langley, wife and husband, executed a certain mortgage on the property hereinafter described to James Carlton Stanley, said mortgage being recorded as Instrument # 20211130000570340 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 James Carlton Stanley 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 February 5, 12, and 19, 2023; and

WHEREAS, on the 2nd day of March, 2023, 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 James Carlton Stanley; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Shiloh M. Fausnight in the amount of Forty Thousand Three Hundred One and no/100 Dollars (\$40,301.00), and said property was thereupon sold to Shiloh M. Fausnight; and

NOW, THEREFORE, in consideration of the premises and of a payment in the amount of Forty Thousand Three Hundred One and no/100 Dollars (\$40,301.00), the said James Carlton Stanley, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for James Carlton Stanley, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Shiloh M. Fausnight the following described property situated in Shelby County, Alabama, to-wit:

Lot No. 20, according to R.E. Whaley subdivision of the town of Maylene, Alabama,

Shelby County, AL 03/03/2023  
State of Alabama  
Deed Tax: \$40.50



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as shown by map of subdivision on record in Probate Office, Shelby County, Alabama; and all that part of Lot 19 of R.E. Whaley's Map of the town of Maylene, Alabama, not previously conveyed to Ricky R. Roper and Anita Roper by deed recorded In Deed Book 332, Page 191 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Shiloh M. Fausnight and his heirs 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, James Carlton Stanley 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 March, 2023.

James Carlton Stanley, Mortgagee:

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

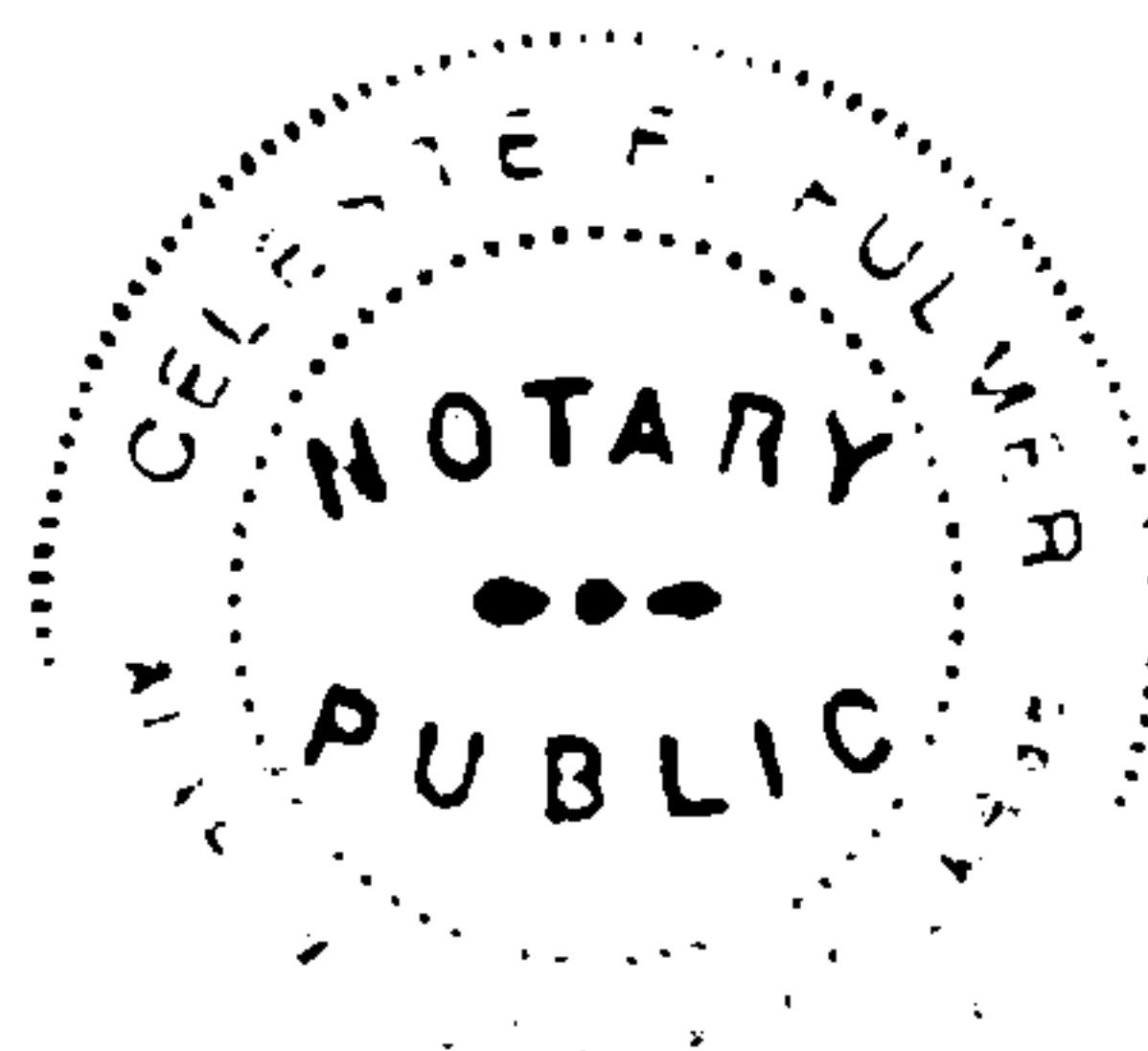
By: William R. Justice  
William R. Justice  
as Auctioneer conducting said sale

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 James Carlton Stanley, 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 of March, 2023.

Celeste Fulmer  
Notary Public



My Commission Expires: 10-9-24



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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.

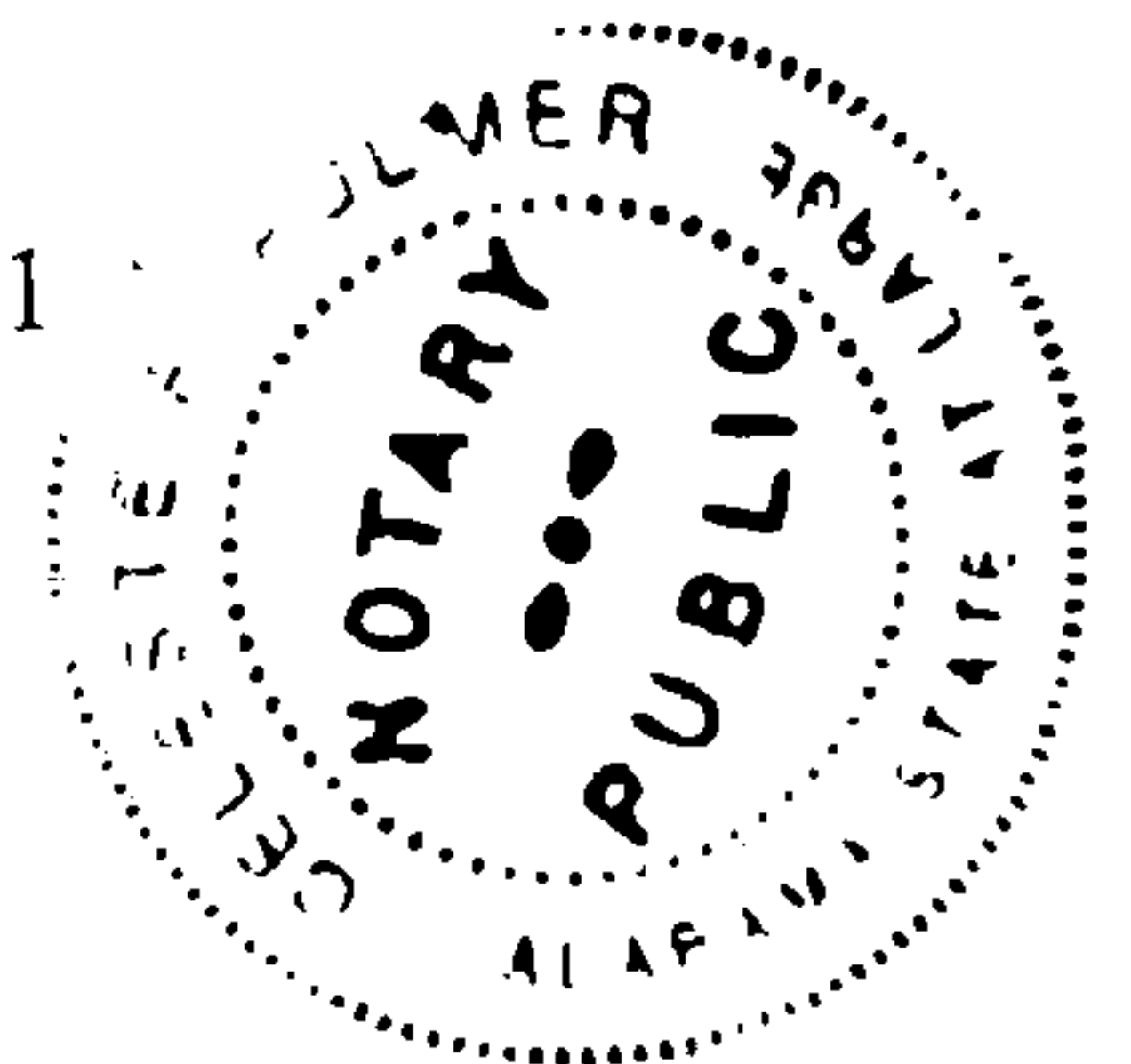
Given under my hand and official seal the 2nd day of March, 2023.

Charles Fulmer  
Notary Public

My Commission Expires: 10-9-24

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, Section 40-22-1 (h).

Grantor's Name Beverly & Jason Langley  
Mailing Address 10141 Hwy 17  
Maylene, AL 35114

Grantee's Name Shiloh M. Fausnight  
Mailing Address 247 Cedar Meadow  
Maylene, AL 35114

Property Address 10144 Hwy 17  
Maylene, AL 35114

Date of Sale March 2, 2023  
Total Purchase Price \$ 40,301.00

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 foreclosure auction sale

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 3/2/23

Print William R. Justice

☐ Unattested

(verified by)

Sign

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

Form RT-1