



20230515000144240 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
05/15/2023 02:35:20 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

David B. Atchison and Ruby J. Atchison
1736 HWY 48
Wilsonville, AL 35186

GRANTOR

Susan D. Floyd
108 Moore Street
Columbiana, AL 35051

GRANTEE

David B. Atchison and Ruby J. Atchison
1736 HWY 48
Wilsonville, AL 35186

Property Address: 108 Moore Street, Columbiana, AL 35051

Purchase Price: \$62,000.00***Mortgagee credit***

Sale Date: May 8, 2023

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 31, 2016, Susan D. Floyd, single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for FirstBank, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 2, 2016, as Instrument Number 20160902000321700; and subsequently transferred and assigned to FirstBank, and said assignment being recorded on March 10, 2023 as Document Number 20230310000066780 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 Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said

Shelby County, AL 05/15/2023
State of Alabama
Deed Tax:\$62.00



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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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and FirstBank ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 2, 2023, April 9, 2023, April 16, 2023; and

WHEREAS, on May 8, 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 FirstBank did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Veitch Title was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said FirstBank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of David B. Atchison and Ruby J. Atchison, in the amount of \$62,000.00, which sum of money FirstBank offered to credit on the indebtedness secured by said mortgage, and the said FirstBank, by and through Michael Lindsey, as attorney for said FirstBank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said David B. Atchison and Ruby J. Atchison, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the NW 1 /4 of NE 1/4, Section 25, Township 21 South, Range 1 West; thence run easterly along the North boundary line of said NW 1/4 of NE 1/4, a distance of 399.00 feet to a point on the centerline of Moore Street; thence continue easterly along the North boundary line of said NW 1 /4 of NE 1 /4, a distance of 210.10 feet to an iron found in place on the South 40 foot right of way line of Shelby County Highway No. 30 (Mardis Ferry Road); thence turn an angle of 171 degrees 47 minutes 33 seconds to the left and run in a westerly direction along the said South 40 foot right of way line of Shelby County Highway No. 30, a distance of 319.19 feet to a point; thence turn an angle of 78 degrees 09 minutes 55 seconds to the left and run a measured distance of 173.26 feet to an iron found in place; thence turn an angle of 66 degrees 42 minutes 41 seconds to the left and run a measured distance of 73.37 feet to an iron found in place and the point of beginning; thence turn an angle of 67 degrees 19 minutes 50 seconds to the right and run a measured distance of 65.71 feet to an iron found in place;



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thence turn an angle of 0 degrees 03 minutes 11 seconds to the right and run a measured distance of 79.87 feet to an iron found in place; thence turn an angle of 0 degrees 06 minutes 10 seconds to the right and run a measured distance of 32.28 feet to an iron found in place; thence turn an angle of 108 degrees 01 minute 50 seconds to the left and run a distance of 262.08 feet to a point on the centerline of Moore Street; thence turn an angle of 71 degrees 00 minutes 06 seconds to the left and run along the centerline of said Moore Street and along a curve to the left (concave southwesterly and having a radius of 124.55 feet and a central angle of 29 degrees 10 minutes 50 seconds) for an arc distance of 63.43 feet to a point; thence continue along the centerline of said Moore Street and along the tangent of said curve a distance of 40.83 feet to a point; thence continue along centerline of said Moore Street and along a curve to the right (concave northeasterly and having a radius of 113.18 feet and a central angle of 47 degrees 52 minutes 51 seconds) for an arc distance of 94.58 to a point; thence turn an angle of 86 degrees 25 minutes 52 seconds to the left from the tangent of said curve and run a distance of 104.65 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

More commonly known as: 108 Moore Street, Columbiana, AL 35051

TO HAVE AND TO HOLD the above-described property to David B. Atchison and Ruby J. Atchison and its successors and assigns; 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, FirstBank has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 10th day of MAY, 2023.

FirstBank

By: [Signature]
Michael Lindsey, Attorney for Transferee

STATE OF MISSISSIPPI)
COUNTY OF LEFLORE)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for FirstBank, 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, as such attorney for FirstBank and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 10th day of MAY, 2023.



[Signature: Holly W. Mooneyham]
Notary Public
My Commission Expires: 9-18-2025