

STATE OF ALABAMA

)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

)



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Shelby Cnty Judge of Probate, AL
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KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit July 31, 2008, Peggy Joyce Pearson, an unmarried person, executed a certain mortgage on property hereinafter described to Merchants and Farmers Bank n/k/a RENASANT BANK, which said mortgage is recorded in Instrument Number 20090402000120390, 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 therefore; 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,



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Alabama, in its issues of November 26, December 3 and December 10, 2023. WHEREAS, on the 18th day of December, 2023, 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 Peggy Joyce Pearson 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

WHEREAS, the said Renasant Bank, was the highest bidder in the amount of Fifty-Three Thousand Two Hundred Sixty-Four and NO/100 Dollars (\$53,264.00) 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 Renasant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Fifty-Three Thousand Two Hundred Sixty-Four and NO/100 Dollars (\$53,264.00) the said Peggy Joyce Pearson 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 do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Renasant Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 363.00 feet; thence turn an angle of 91 degrees 02 minutes to the right; and run a distance of 364.97 feet to the point of beginning thence continue in the same direction a distance of 341.52 feet to a point on the South right of way line of Shelby County Highway #71; thence turn an angle of



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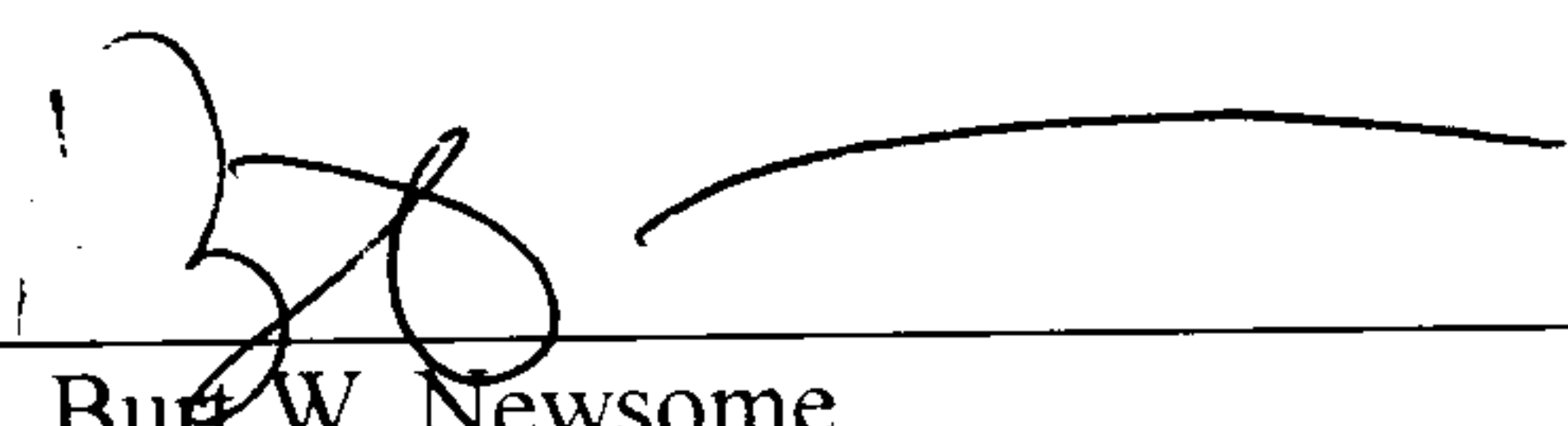
107 degrees 23 minutes 31 seconds to the right and run South along said right of way a distance of 200.96 feet; thence run an angle of 92 degrees 48 minutes 29 seconds to the right and run a distance of 298.229 feet thence turn an angle of 68 degrees 44 minutes 45 seconds to the right and run a distance of 88.41 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North Range 15 East, 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 Renasant Bank, its 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 Peggy Joyce Pearson 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 18th day of December, 2023.

Peggy Joyce Pearson

BY: 
Burt W. Newsome
Attorney-in-Fact



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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 Peggy Joyce Pearson, 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 18th day of December, 2023.

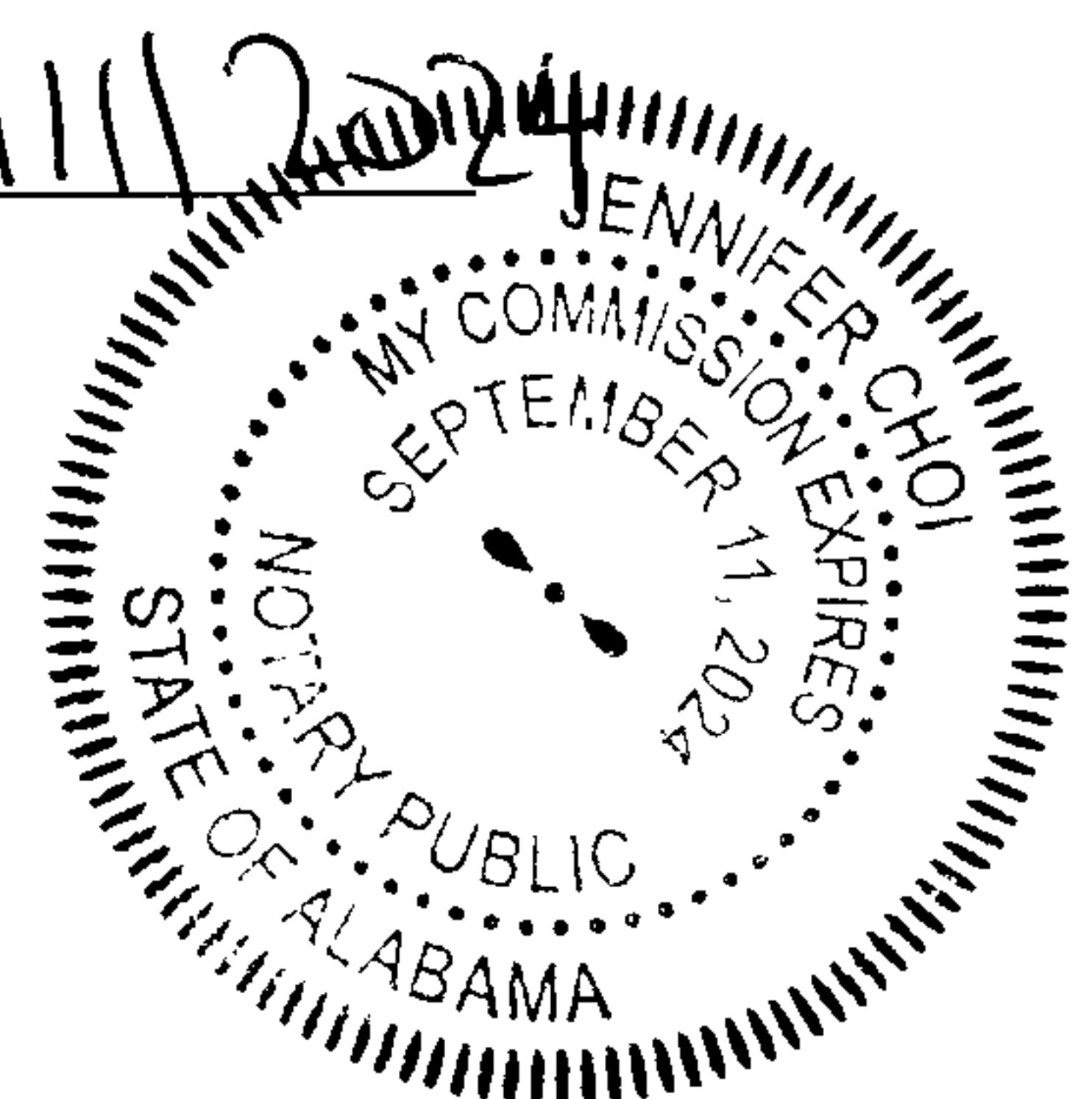
Notary Public in and for
the State of Alabama at Large

My Commission Expires

9/11/2024

THIS INSTRUMENT PREPARED BY:

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	PEGGY JOE PEARSON	Grantee's Name	RENASANT BANK
Mailing Address	844 HWY 71	Mailing Address	PO BOX 382753
	SHELBY AL 35143		BIRMINGHAM, AL 35238
Property Address	844 HWY 71	Date of Sale	8/4/2022
	SHELBY AL 35143	Total Purchase Price	\$53,264.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FORECLOSURE
<input type="checkbox"/> 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 12/18/2023

Print BURT NEWSOME

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1