

Validation Information

PREPARED BY & RETURN TO: Leonard N. Math, Chambless Math ❖ Carr, P.C., P.O. Box 230759, Montgomery, Alabama 36123-0759

Grantee - Send Tax Notice To:  
CADENCE BANK  
P.O. Box 1727  
Tupelo, MS 38802

Grantor:  
DAVID WILLIAM HARDY  
WHITLEY BETH HARDY  
431 Gunter Avenue  
Guntersville, AL 35976

Total Purchase Price: \$481,000.00

Property Address: 3370 RIVER BIRCH TRL,  
CHELSEA, AL 35043

The purchase price or actual value claimed on this form can be verified from the following documentary evidence: Foreclosure Deed

FORECLOSURE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DAVID WILLIAM HARDY AND WHITLEY BETH HARDY, HUSBAND AND WIFE, mortgagors did heretofore execute a mortgage to CADENCE BANK on SEPTEMBER 23, 2022, which mortgage is recorded at INSTRUMENT NO. 20220923000367590 in the Real Property records of the Office of Judge of Probate of SHELBY County, Alabama: and

WHEREAS, default has been made in the payment of said mortgage, and the said CADENCE BANK, as mortgagee or transferee, has elected to declare the entire indebtedness as secured by said mortgage due and payable under the power sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage, the undersigned did cause to be published in the Shelby County Reporter a weekly newspaper of general circulation published in SHELBY County, Alabama, in issues of MARCH 23, MARCH 30, AND APRIL 6, 2025, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry to the highest bidder for cash, in front of the SHELBY County Courthouse, between the legal hours of sale on APRIL 23, 2025 the following described real estate:

LOT 918, ACCORDING TO THE SURVEY OF WINDSTONE SUBDIVISION, PHASE 9, AS RECORDED IN MAP BOOK 54, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

WHEREAS, at the time and place stated in said notice, CADENCE BANK, as mortgagee or transferee, did by and through Mary R. Wyatt, offer said property for sale to the highest bidder for cash; and

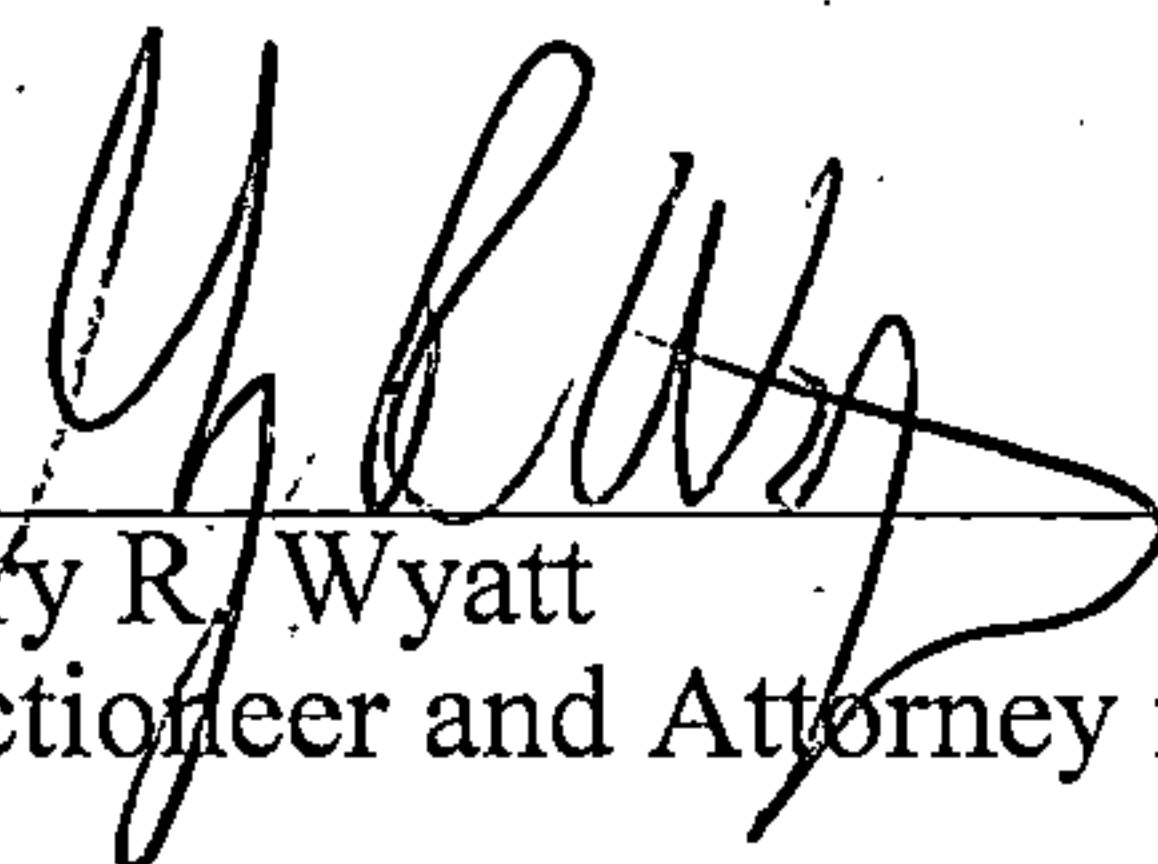
WHEREAS, at said sale, CADENCE BANK became the purchaser of said property for the sum of FOUR HUNDRED EIGHTY-ONE THOUSAND AND 00/100 DOLLARS (\$481,000.00), which sum is credited upon the indebtedness secured by said mortgage as aforesaid, the said CADENCE BANK, as mortgagee or transferee, acting by and through Mary R. Wyatt, as its duly appointed agent and attorney in fact, does hereby grant, bargain, sell, convey and deliver unto CADENCE BANK the above described real estate, situated in SHELBY County, Alabama.

TO HAVE AND TO HOLD unto CADENCE BANK, its successors and assigns forever, as completely and fully in all respects as the same could or ought to be conveyed by CADENCE BANK, under and by virtue of the power and authority contained in said mortgage.


IN WITNESS WHEREOF, the said DAVID WILLIAM HARDY AND WHITLEY BETH HARDY, HUSBAND AND WIFE, mortgagors, by and through CADENCE BANK, mortgagee or transferee, by Mary R. Wyatt, auctioneer conducting this sale and as attorney in fact, have hereunto set their hands and seals this APRIL 23, 2025.

DAVID WILLIAM HARDY AND WHITLEY BETH  
HARDY, HUSBAND AND WIFE,  
Mortgagors by and through,

CADENCE BANK,  
Mortgagee or Transferee,

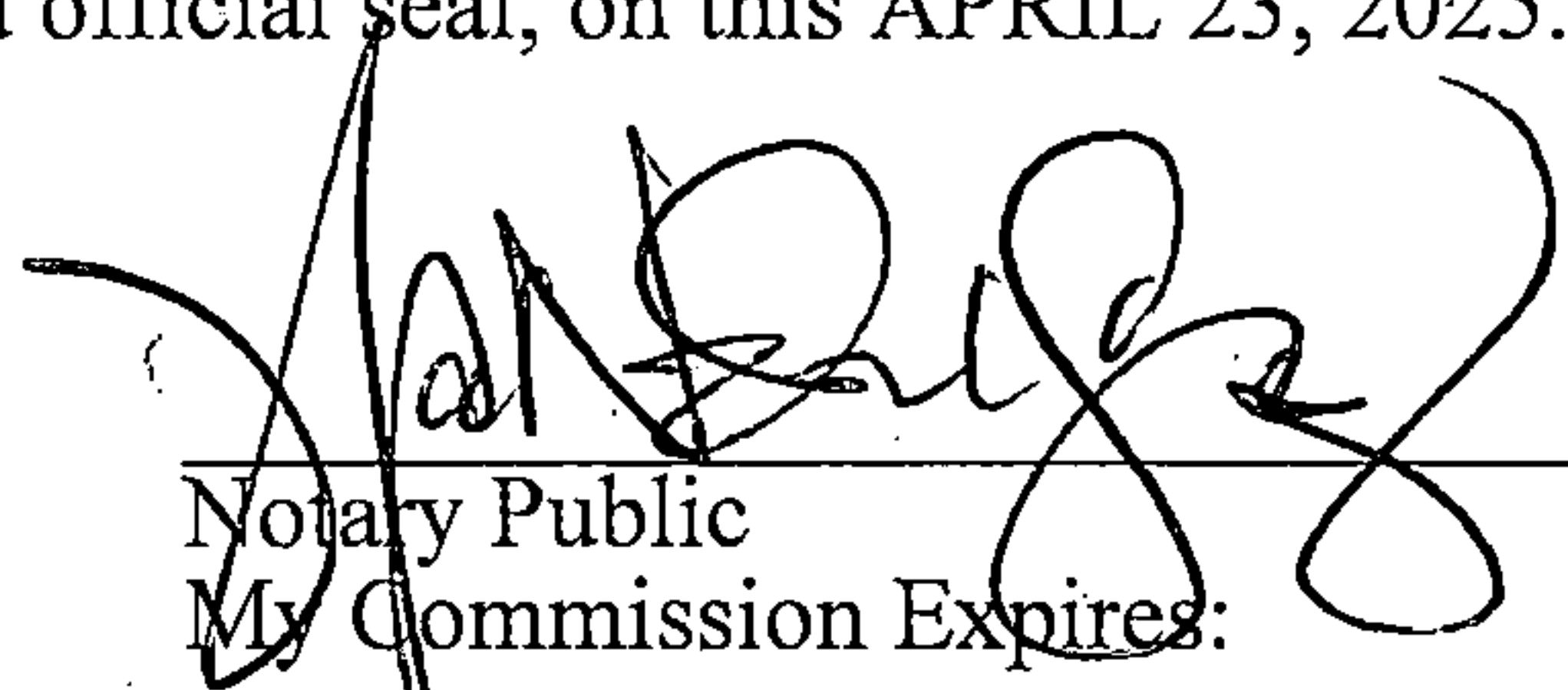
By:   
Mary R. Wyatt  
Auctioneer and Attorney in Fact

STATE OF ALABAMA     )  
SHELBY COUNTY        )

  
20250423000120360 2/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/23/2025 11:29:31 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary R. Wyatt, whose name as auctioneer and attorney in fact for CADENCE BANK, and who signed the names of DAVID WILLIAM HARDY AND WHITLEY BETH HARDY, HUSBAND AND WIFE to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he\she\they executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and attorney in fact for CADENCE BANK, mortgagee or transferee, for and as the act of DAVID WILLIAM HARDY AND WHITLEY BETH HARDY, HUSBAND AND WIFE, mortgagor(s) in the mortgage referenced in the foregoing deed.

Given under my hand and official seal, on this APRIL 23, 2025.

  
Notary Public  
My Commission Expires:

WANESHA L. SAGERS  
Notary Public, Alabama State At Large  
My Commission Expires Oct. 24, 2028

DAVID WILLIAM HARDY AND WHITLEY BETH HARDY, HUSBAND AND WIFE  
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