

STATE OF ALABAMA)
)
SHELBY COUNTY) **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, John Wesley Armstrong and Kristie Lanier Armstrong executed a certain mortgage on property, hereinafter described, to First South Farm Credit ACA, which said mortgage is dated April 28, 2021, and recorded on April 29, 2021, as Instrument # 20210429000213720, in the Probate Office of 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 mortgagee is the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First South Farm Credit, ACA did declare all of the indebtedness secured by said mortgage due and payable, subject to foreclosure as therein provided, and did give due and proper notice of foreclosure of said mortgage by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of October 12, 2025; October 19, 2025; and October 26, 2025; and

WHEREAS, on the 5th day of November 2025, 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 W. Marcus Brakefield as Attorney-in-Fact for the said First South Farm Credit, ACA did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, W. Marcus Brakefield was the Auctioneer who conducted said foreclosure sale for the said First South Farm Credit, ACA; and

WHEREAS, First South Farm Credit, ACA was the highest bidder in the amount of One Hundred Two Thousand Five Hundred Sixty-Two and 39/100 (\$102,562.39) Dollars, which sum of money First South Farm Credit, ACA offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First South Farm Credit, ACA.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of One Hundred Two Thousand Five Hundred Sixty-Two and 39/100 (\$102,562.39) Dollars, on the indebtedness secured by said mortgage, the said John Wesley Armstrong and Kristie Lanier Armstrong and First South Farm Credit, ACA by and through W. Marcus Brakefield, the person

acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said First South Farm Credit, ACA the following described property situated in Shelby County, Alabama, AS IS, WHERE IS, to-wit:

Parcel 1:

Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 8, Township 21, South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4 - 1/4 Section for a distance of 1134.24 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of said 1/4-1/4 Section for 189.04 feet to a point, being the SE corner of the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence continue in a Southerly direction along the East boundary of the SW 1/4 of NE 1/4, Section 8, Township 21 South Range 1 West for a distance of 189.04 feet to a point; thence turn 88 degrees 42' 47" right and run 1335.61 feet to a point, being on the West boundary of the SW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence turn 91 deg. 20' 21" right and run in a Northerly direction along the West boundary of said SW 1/4 of the NE 1/4 for a distance of 189.61 feet to a point, being the SW corner of the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence Continue in a Northerly direction along the West boundary of the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West, for a distance of 189.61 feet to a point; thence turn 88 deg. 42' 34" right and run 1335.24 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21, Range 1 West, according to the survey of Lewis H. King, dated June 21, 1980.

Parcel 2:

Commence at the NE corner of the SW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 Section for a distance of 189.04 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of said 1/4-1/4 Section for 378.08 feet to a point; thence turn 88 deg. 39 min. 52 sec. right and run 1335.99 feet to a point; being on the West boundary of said SW 1/4 of NE 1/4; thence turn 91 deg. 23 min. 16 sec. right and run along said West boundary of said 1/4-1/4 for 379.22 feet to a point; thence turn 88 deg. 39 min. 39 sec. right and run 1335.61 feet to the point of beginning.

Said parcel is lying in the SW 1/4 of the NE 1/4, Section 8, Township 21, Range 1 West, according to the survey of Lewis H. King, dated June 21, 1980.

Parcel 3:

Commence at the NE Corner of the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 Section for a distance of 756.16 feet to the point of beginning of the parcel of land

herein described; thence continue in a Southerly direction along the said East boundary of the said 1/4-1/4 Section for 378.08 feet to a point; thence turn 88 deg. 45 min. 42 sec. right and run 1335.24 feet to a point, being on the West boundary line of said 1/4-1/4 Section; thence turn 91 deg. 17 min. 26 sec. right and run along said West boundary of said 1/4-1/4 Section for a distance of 379.22 feet to a point; thence turn 88 deg. 45 min. 29 sec. right and run 1334.86 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21, Range 1 West.

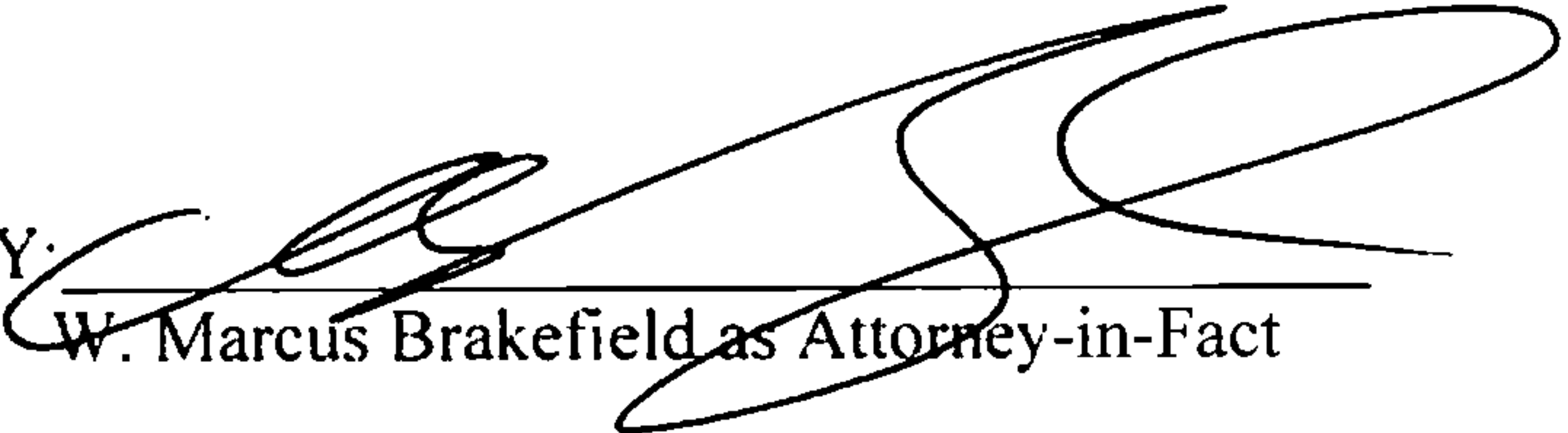
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, 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 First South Farm Credit, ACA, 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 John Wesley Armstrong and Kristie Lanier Armstrong and First South Farm Credit, ACA have caused this instrument to be executed by and through W. Marcus Brakefield, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 5th day of November 2025.

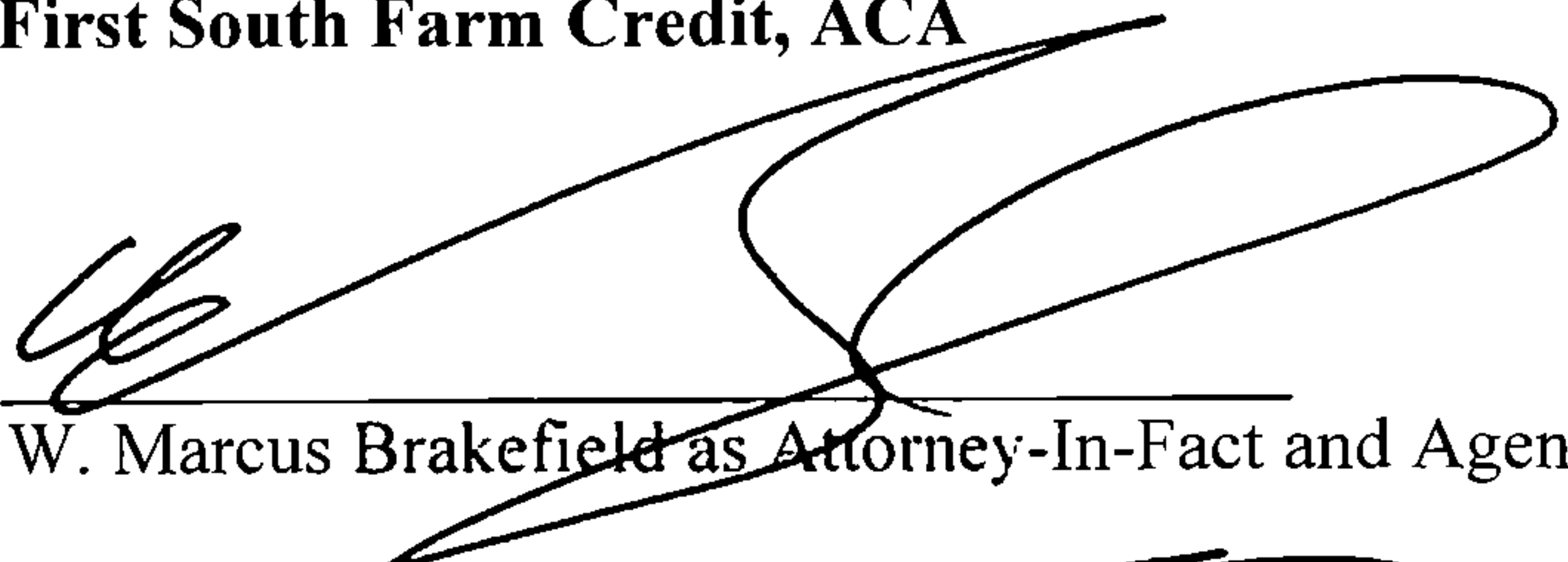
John Wesley Armstrong and Kristie Lanier Armstrong

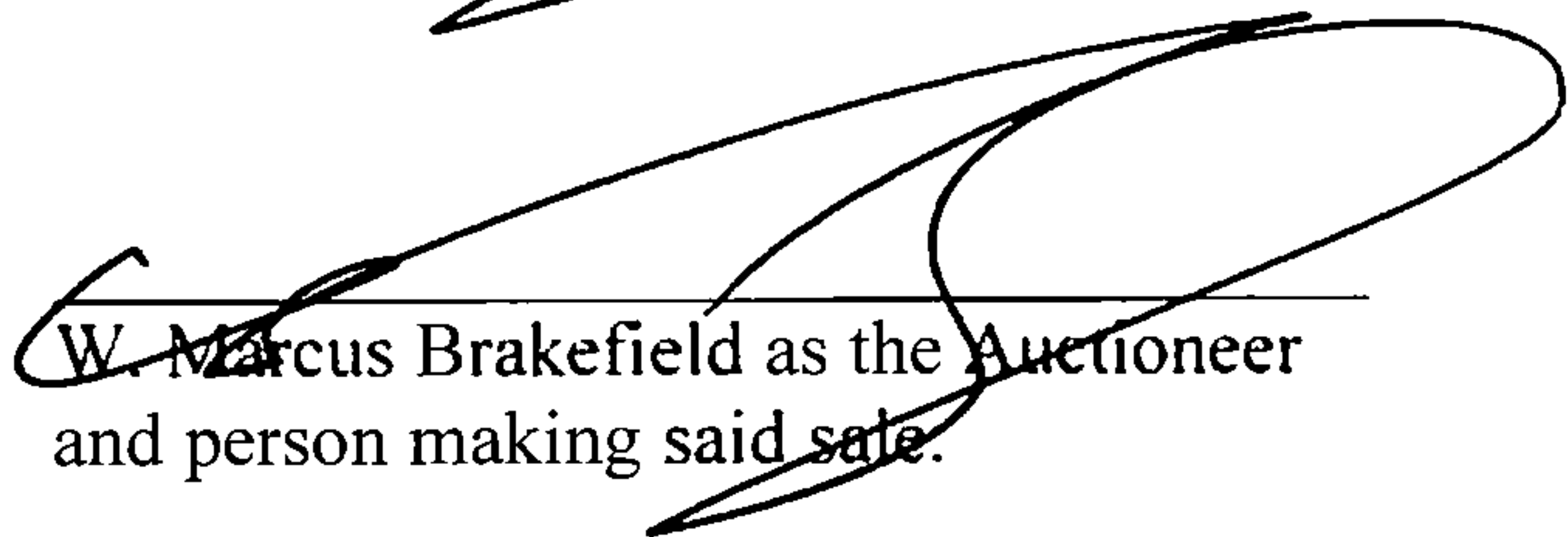
BY:


W. Marcus Brakefield as Attorney-in-Fact

First South Farm Credit, ACA

BY:

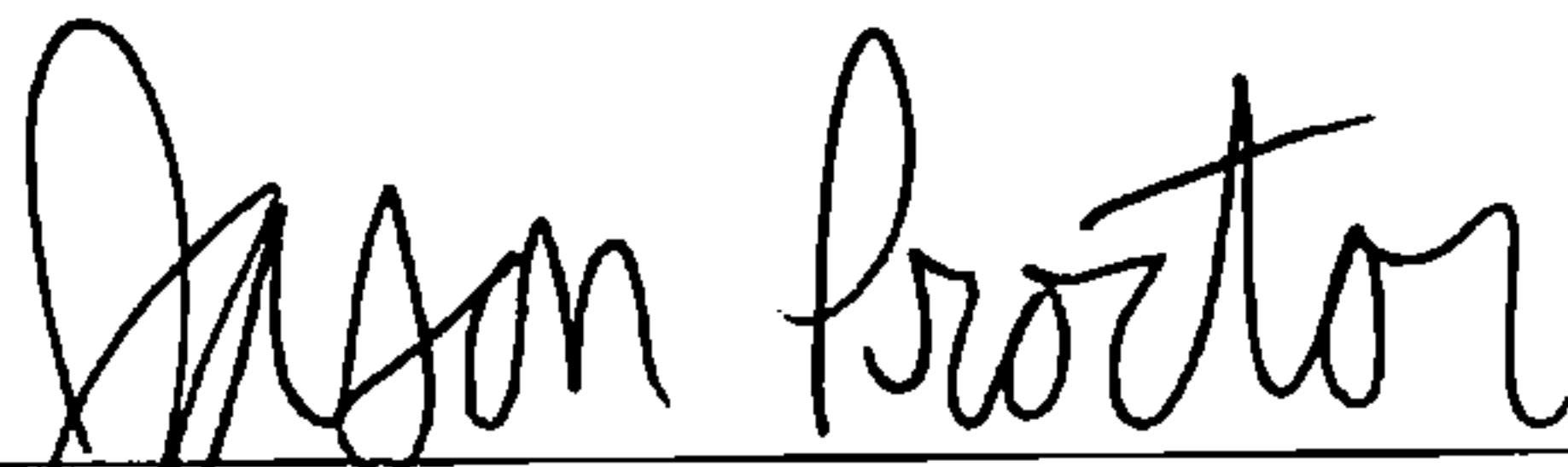

W. Marcus Brakefield as Attorney-In-Fact and Agent


W. Marcus Brakefield as the Auctioneer
and person making said sale.

STATE OF ALABAMA)
)
 TUSCALOOSA COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that W. Marcus Brakefield whose name as Attorney-in-Fact for John Wesley Armstrong and Kristie Lanier Armstrong, whose name as Attorney-in-Fact and agent for First South Farm Credit, ACA, and whose name as Auctioneer and person making said sale, 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 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 5th day of November 2025.



 Notary Public in and for the State of
 Alabama at Large
 My Commission Expires: _____

JASON PROCTOR State of Alabama - Notary Public My Commission Expires Sep. 19, 2029
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THIS INSTRUMENT PREPARED BY:
 Jason A. Proctor, Esq.
 HUBBARD, McILWAIN & BRAKEFIELD, P.C.
 Attorneys at Law
 Post Office Box 2427
 Tuscaloosa, Alabama 35403
 (205) 345-6789
 File No. 37353.0076

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name First South Farm Credit, ACA
 Mailing Address 1960 Stonegate Drive
Birmingham, AL 35242

Grantee's Name First South Farm Credit, ACA
 Mailing Address 1960 Stonegate Drive
Birmingham, AL 35242

Property Address Joinertown Road
Columbiana, AL 35051

Date of Sale 11/05/2025
 Total Purchase Price \$102,562.39

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

☒ Other Foreclosure Deed

☐ 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 11/05/2025 Filed and Recorded

Print W. Marcus Brakefield, Atty for First South Farm Credit, ACA

Official Public Records

Judge of Probate, Shelby County Alabama, County

attested Clerk

Shelby County, (Verified by)

11/05/2025 03:50:36 PM

\$36.00 JOANN

20251105000340300

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

