

## FORECLOSURE DEED

PREPARED BY:

Cassandra J. Harris  
Galese & Ingram, P.C.  
800 Shades Creek Parkway, Suite 300  
Birmingham, Alabama 35209

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

WHEREAS, JRock Development, L.L.C., an Alabama limited liability company, and Steven P. Rockco, did on November 30, 2006, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20061205000587710, which mortgage did convey the lands hereinafter described to Citizens Trust Bank, ("Seller"); and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Seller and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the name of the mortgagor; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks; viz: April 21, 28 and May 5, 2010, in the Shelby County Reporter, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Cassandra J. Harris, as attorney-in-fact for the mortgagor and as attorney-in-fact for said mortgagee, and Cassandra J. Harris, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on May 17, 2010, and at said sale Citizens Trust Bank ("Buyer") was the highest bidder for the sale of the property at and for the sum of Twenty-Three Thousand One Hundred Thirty-One and 79/100 Dollars (\$23,131.79), and said property was sold to the said Buyer at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, Seller by and through my attorney-in-fact, Cassandra J. Harris, duly authorized as aforesaid and Cassandra J. Harris as the

auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of Twenty-Three Thousand One Hundred Thirty-One and 79/100 Dollars (\$23,131.79) to me in hand paid by the said Buyer, receipt of which is hereby acknowledged, does GRANT, BARGAIN, SELL and CONVEY unto the said Buyer the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

A parcel of land being situated in the Southwest quarter of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at a found capped rebar stamped Parks, said corner also being the Southeast corner of Lot 36 of Ridgecrest Subdivision Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Office of the Judge of Probate, Shelby County, Alabama and run in a Southwesterly direction along the Southernmost boundary line of said Ridgecrest Subdivision for a distance of 209.14 feet to a capped rebar stamped Parks; thence turn an interior angle to the right of 198 degrees 22 minutes 53 seconds and run in a Northwesterly direction along said Southernmost boundary line for a distance of 170.55 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the right of 155 degrees 12 minutes 07 seconds and run in a Southwesterly direction along said Southernmost boundary line for a distance of 30.21 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said Southernmost boundary line turn an interior angle to the right of 104 degrees 40 minutes 05 seconds and run in a Southeasterly direction for a distance of 162.28 feet to a found capped rebar stamped LS#17522, said point also being on the Northernmost right of way line of Ridgely Road (60' R.O.W.); thence turn an interior angle to the right of 81 degrees 43 minutes 50 seconds and run in a Northeasterly direction along said Northernmost right of way line for a distance of 501.39 feet to a found capped rebar stamped LS#17522; thence leaving said Northernmost right of way line turn an interior angle to the right of 105 degrees 45 minutes 11 seconds and run in a Northerly direction for a distance of 113.85 feet to a found capped rebar stamped Parks, said point also being on said Southernmost boundary line of said Ridgecrest Subdivision; thence turn an interior angle to the right of 74 degrees 30 minutes 25 seconds and run in a Southwesterly direction for a distance of 107.97 feet to the POINT OF BEGINNING. Said parcel contains 62,111 square feet or 1.43 acres more or less.

The property foreclosed upon is contained within the legal description of the mortgaged property set out in Instrument No. 20061205000587710 recorded in the Probate Court of Shelby County, Alabama on December 5, 2006.

IN WITNESS WHEREOF, the mortgagee, Seller, by and through my attorney-in-fact, Cassandra J. Harris as auctioneer and person making the sale, have hereunto set my hand and seal this 18<sup>th</sup> day of May, 2010.

CITIZENS TRUST BANK

By: Cassandra J. Harris  
Attorney-in Fact

Cassandra J. Harris  
Auctioneer and person making the said Sale

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

ACKNOWLEDGMENT

I, Jeffrey L. Ingram, a Notary Public in and for said County and State, hereby certify that Cassandra J. Harris, whose name as attorney-in-fact for Citizens Trust Bank, and Cassandra J. Harris, whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that she, in her capacity as such attorney-in-fact for Citizens Trust Bank, and with full authority, executed the same voluntarily for and as the act of said Citizens Trust Bank, and that she, in her capacity as auctioneer and person making the said sale, being informed as such auctioneer and person making such sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18<sup>th</sup> day of May, 2010.



Notary Public

My Commission Expires: 11/10/11



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Shelby Cnty Judge of Probate, AL  
05/19/2010 10:10:36 AM FILED/CERT