


STATE OF ALABAMA)
COUNTY OF SHELBY)


20111228000392310 1/3 \$244.00
Shelby Cnty Judge of Probate, AL
12/28/2011 12:08:25 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, hereto on, to-wit: On the 18th day of March, 2009, The Lorrin Group, LLC executed that certain Mortgage ("Mortgage") to ServisFirst Bank, said Mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, on the 8th day of May, 2009 in Instrument 20090508000173330; 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 Courthouse door in Columbiana, Shelby County, Alabama after giving notice of 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 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 the said mortgagee 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 the foreclosure of said mortgage by publication the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of November 23, 30 and December 7, 2011, and;

WHEREAS, on December 28, 2011, 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 JAMES G. HENDERSON was the Auctioneer who conducted said sale for ServisFirst Bank, and;

WHEREAS, the highest and best bid for the property described in the aforementioned Mortgage was the bid of BROOK HIGHLAND CONSTRUCTION, LLC in the amount of Two Hundred Twenty Two Thousand Seven Hundred Twenty Eight Dollars and 95/100 (\$222,728.95) of which sum of money was applied to the indebtedness secured by said mortgage and said property was thereupon sold to BROOK HIGHLAND CONSTRUCTION, LLC, and;

NOW, THEREFORE, in consideration of the premises and a payment of Two Hundred Twenty Two Thousand Seven Hundred Twenty Eight Dollars and 95/100 (\$222,728.95) on the indebtedness secured by said mortgage, the said ServisFirst Bank, by and through JAMES G. HENDERSON, as Auctioneer conducting said sale and as Attorney-In-fact for ServisFirst Bank, and the said JAMES G. HENDERSON, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said BROOK HIGHLAND CONSTRUCTION, LLC the following property situated in Shelby County, Alabama, to-wit:


Lot 23, according to the survey of The Hills at Brookhighland, as recorded in Map Book 37, page 105, in the Probate Office of Shelby County, Alabama

Shelby County, AL 12/28/2011
State of Alabama
Deed Tax: \$223.00

TO HAVE AND TO HOLD the above described property unto BROOK HIGHLAND CONSTRUCTION, LLC and 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.

IN WITNESS WHEREOF, ServisFirst Bank has caused this instrument to be executed by and through JAMES G. HENDERSON, as Auctioneer conducting said sale, and as Attorney-In-Fact, and JAMES G. HENDERSON as Auctioneer conducting said sale, has hereto set his hand and seal on this the 28 day of December, 2011.

ServisFirst Bank

By: 
JAMES G. HENDERSON
Attorney-In-Fact and Auctioneer.

By: 
JAMES G. HENDERSON
Auctioneer conducting said sale.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES G. HENDERSON whose name as Auctioneer and Attorney-In-Fact for ServisFirst Bank, 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 Auctioneer and Attorney-In-fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28TH day of December, 2011.

SEAL



Notary Public
My Commission Expires: _____



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that JAMES G. HENDERSON, whose name as Auctioneer 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, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 28TH day of December, 2011.

SEAL

Melody L. Roberts

Notary Public

My Commission Expires ~~2011~~ 2015

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 5, 2015
~~ISSUED THRU NOTARY PUBLIC UNDERWRITERS~~

This instrument prepared by:
James G. Henderson
Pritchard, McCall & Jones, L.L.C.
800 Financial Center
505 North 20th Street
Birmingham, AL 35203-2605
(205) 328-9190



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