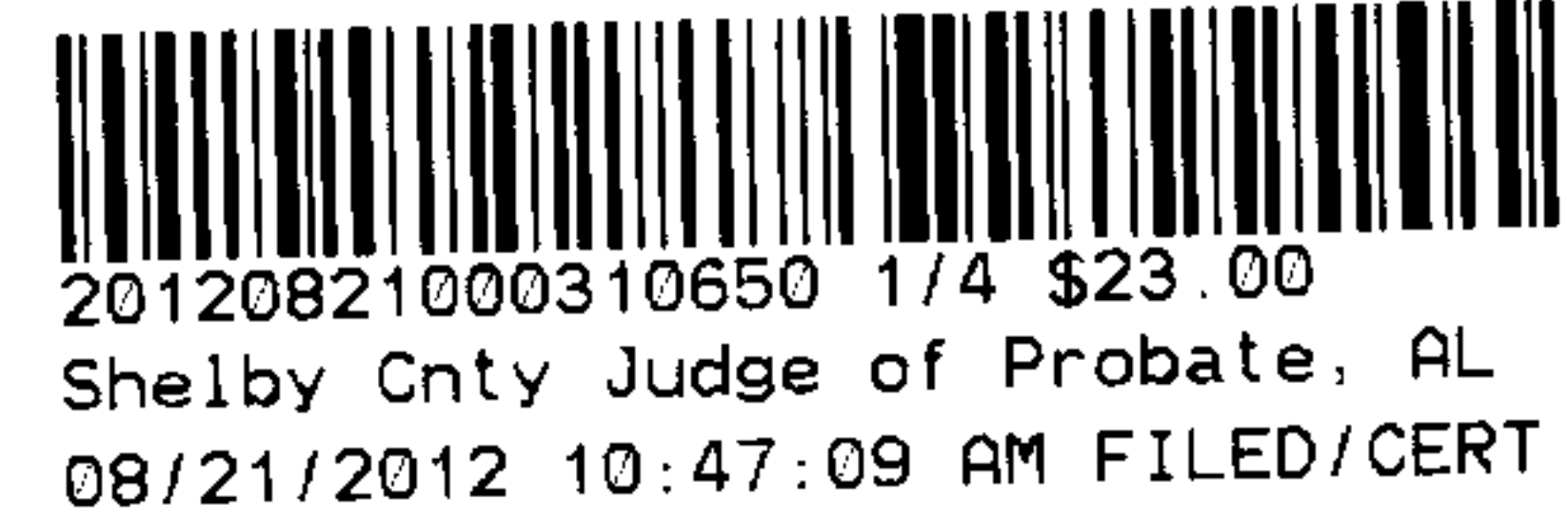


Send Tax Notice To:
Frontier Bank
PO Box 414
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)



FORECLOSURE DEED

WHEREAS, **Frontier Bank** (the "Mortgagee"), was on the date hereof, the owner and holder of the following described mortgage and the debt secured thereby: Mortgage and Security Agreement executed by Chappell Development, Inc. to Frontier Bank on April 29, 2011, which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20110504000135510 and Mortgage and Security Agreement executed by Chappell Development, Inc. to Frontier Bank on April 29, 2011, which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20110519000149870; and

WHEREAS, the Mortgage above provided that if the Mortgagor should fail to pay the debts secured by the Mortgage, or any part of said debts, when they became due, the Mortgagee was authorized, at its option, to declare said debts immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debts when they became due, whereupon the Mortgagee declared said debts immediately due and payable in full; and

WHEREAS, on June 14, 2012 at 11:00 a.m., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of May 23, 2012, Wednesday, May 30, 2012 and Wednesday, June 6, 2012;

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Mortgagee became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Thirty Seven Thousand Eight Hundred and 00/100 (\$37,800.00).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and

convey unto Frontier Bank the following described real estate, being the real estate described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

Lot 1, according to the Survey of Saddle Ridge Estates, 1st Sector, as recorded in Map Book 39, page 97, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to:

- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to Frontier Bank, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 20th day of August, 2012.

FRONTIER BANK

By Holly M. Chesnut
as auctioneer and as attorney in fact
for Frontier Bank

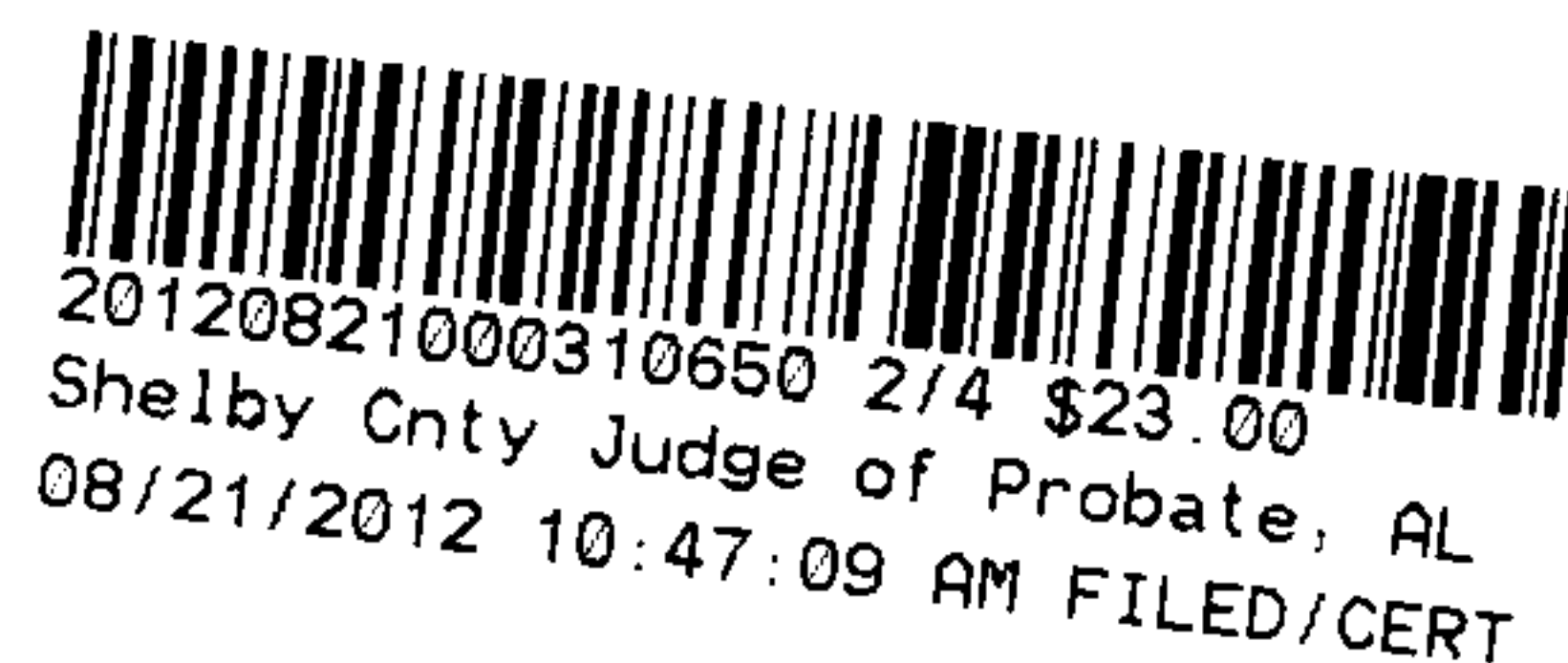
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Holly M. Chesnut, whose name as attorney in fact for Frontier Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, in her capacity as such attorney in fact, executed the same voluntarily on the date the same bears date.

In witness whereof, I have hereunto set my hand and official seal, on the 20th day of August, 2012.

Dandra K. Davidson
Notary Public

My Commission Expires: 7-24-16



CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, ~~UNDSAY WILKINSON~~ an authorized representative and agent for Frontier Bank, does hereby certify that Holly M. Chesnut, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by Frontier Bank as auctioneer for the purpose of making said sale and conveyance.

Dated this 10 day of August, 2012.

FRONTIER BANK

By Windsay J. Wilkinson

Its Authorized Representative and Agent

This instrument prepared by:

Holly M. Chesnut
Anderson Weidner, LLC
Financial Center
505 North 20th Street, Suite 1450
Birmingham, Alabama 5203
(205) 324-1230



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name WILKINSON CHAPPELL DEVELOPMENT Grantee's Name FRONTIER BANK
Mailing Address FRONTIER BANK Mailing Address P.O. BOX 414
P.O. BOX 414 CHELSEA, AL 35043
CHELSEA, AL 35242

Property Address RAW ACREAGE Date of Sale JUNE 14, 2012
Total Purchase Price \$ 37,800
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
☐ 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 8/21/12

☐ Unattested

Print LINDSAY J. WILKINSON, FOR FRONTIER BANK

Sign Lindsay J. Wilkinson

(Grantor/Grantee/Owner/Agent) circle one

20120821000310650 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
08/21/2012 10:47:09 AM FILED/CERT

Form RT-1