

Grantor's Name: Highway 70 Properties, LLC
Mailing Address: 3235 Highway 119
Montevallo, Alabama 35115

Grantee's Name: JAMM Investments LLC
Mailing Address: 1601 Hackberry Lane
Tuscaloosa, AL 35401

Property Address:

Date of Sale: March 6, 2015

Total Purchase Price \$213,250.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this deed 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


20150316000081820 1/5 \$240.50
Shelby Cnty Judge of Probate, AL
03/16/2015 03:44:24 PM FILED/CERT

This instrument prepared by:

Michael B. Odom
RUMBERGER, KIRK & CALDWELL, P.C.
2001 Park Place North, Suite 1300
Birmingham, AL 35203

Send tax notice to:

JAMM Investments LLC
1601 Hackberry Lane
Tuscaloosa, AL 35401

FORECLOSURE DEED

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 8, 2010, Highway 70 Properties, LLC, ("Mortgagor"), executed a certain mortgage to First United Security Bank, now known as First US Bank, ("Mortgagee"), which said mortgage is recorded in the records of the office of the Judge of Probate of Shelby County, Alabama in Instrument # 20100510000146780, modified by instrument recorded in Instrument # 20131118000452080 ("Mortgage"); 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, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of

Shelby County, AL 03/16/2015
State of Alabama
Deed Tax: \$213.50

February 11, 18 & 25, 2015; and,

WHEREAS, on March 6, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of JAMM Investments LLC, in the amount of Two Hundred Thirteen Thousand Two Hundred Fifty and no/100 Dollars (\$213,250.00), which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to JAMM Investments LLC; and,

WHEREAS, Michael B. Odom, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the purchase price of Two Hundred Thirteen Thousand Two Hundred Fifty and no/100 Dollars (\$213,250.00), Highway 70 Properties, LLC, Mortgagors, by and through the said Michael B. Odom, agent and attorney-in-fact for Mortgagee, does grant, bargain, sell and convey unto the said JAMM Investments LLC, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to wit:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 997.90 feet to a

point; thence run South 28 degrees 08 minutes 40 seconds East a distance of 514.30 feet to a set rebar corner and the point of beginning of the property being described; thence continue South 61 degrees 51 minutes 20 seconds West, a distance of 90.00 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 332.92 feet; thence North 65 degrees 01 minute 27 seconds East, a distance of 325.36 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 350.90 feet-, thence South 61 degrees 51 minutes 20 seconds West a distance of 235.00 feet to the POINT OF BEGINNING.

There is a 30.0 foot wide easement along the East side of the subject property, the centerline of which is described as follows:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along *said* North line of said section a distance of 1,306.99 feet to a point in the centerline of a thirty foot wide easement and the point of beginning of the easement being described; thence run South 33 degrees 25 minutes 50 seconds East a distance of 377.08 feet to a point; thence run South 20 degrees 08 minutes 40 seconds East a distance of 209.77 feet to a point; thence run South 24 degrees 22 minutes 02 seconds East a distance of 139.08 feet to the intersection of the centerline of said easement with the northerly right of way line of Shelby County Highway No. 70 and the end of required easement.

According to the survey of Joseph E. Conn, Jr. Alabama Licensed PLS #9049, dated January 10, 2004.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record which take priority over the Mortgage.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said JAMM Investments LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said First US Bank, by Michael B. Odom, agent and attorney-in-fact for First US Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 9th day of March, 2015.



20150316000081820 4/5 \$240.50
Shelby Cnty Judge of Probate, AL
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BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
First US Bank, as Auctioneer

BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
Highway 70 Properties, LLC,
Mortgagors

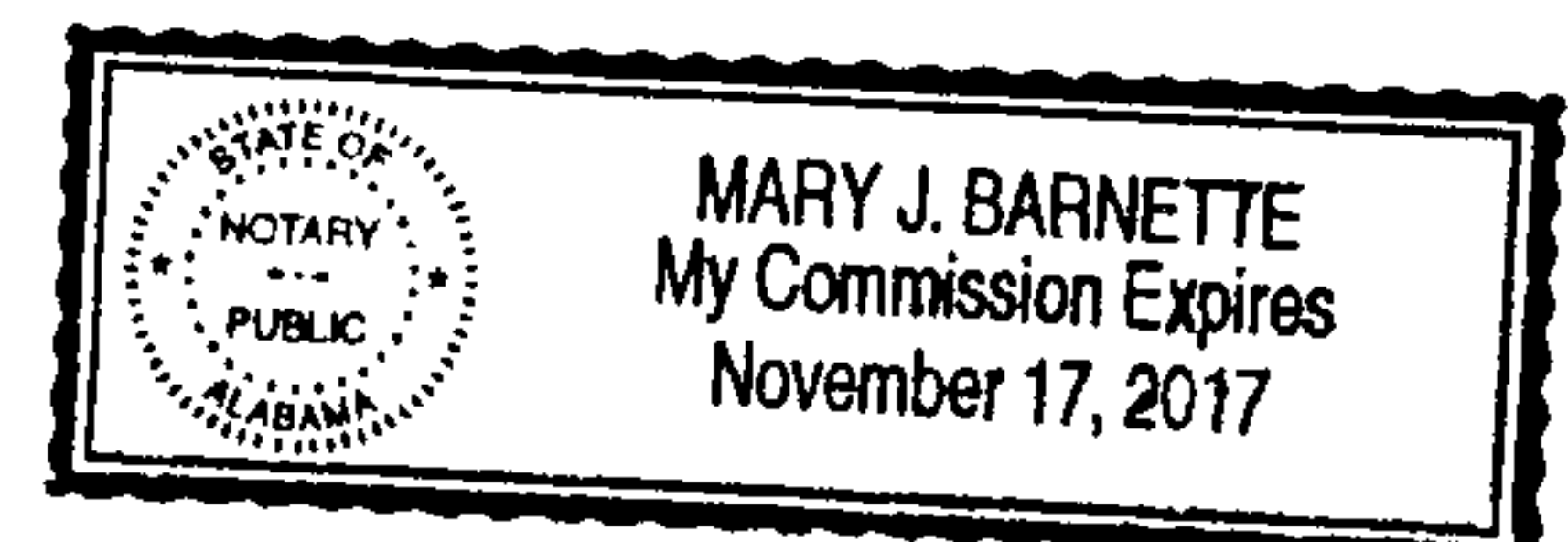
Michael B. Odom
Michael B. Odom, as Auctioneer conducting said
sale

STATE OF ALABAMA)
)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for First US 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 this conveyance, he, in his capacity as such agent and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of March, 2015.

Mary J. Barnette
Notary Public

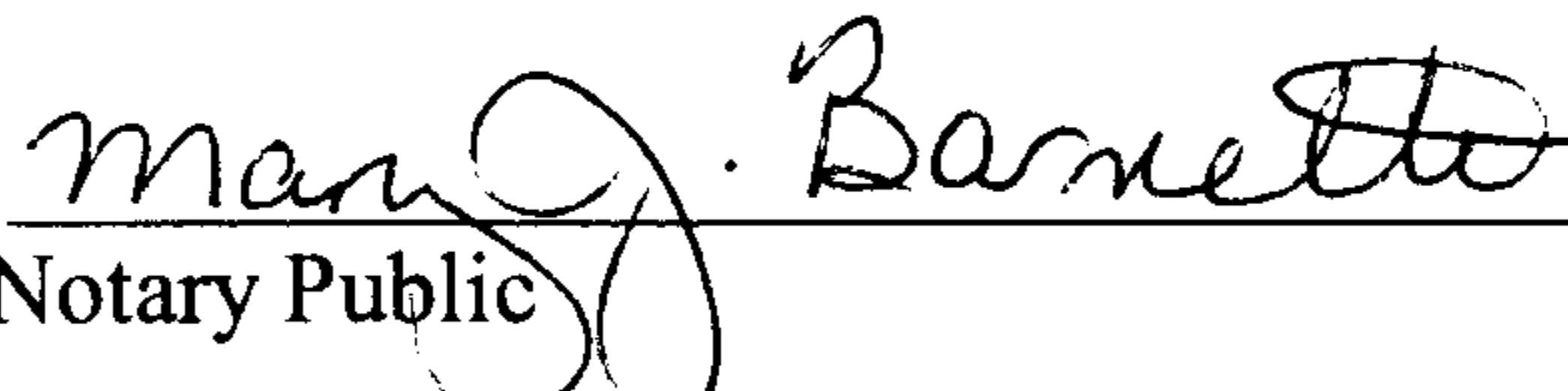


STATE OF ALABAMA)
)
JEFFERSON COUNTY)

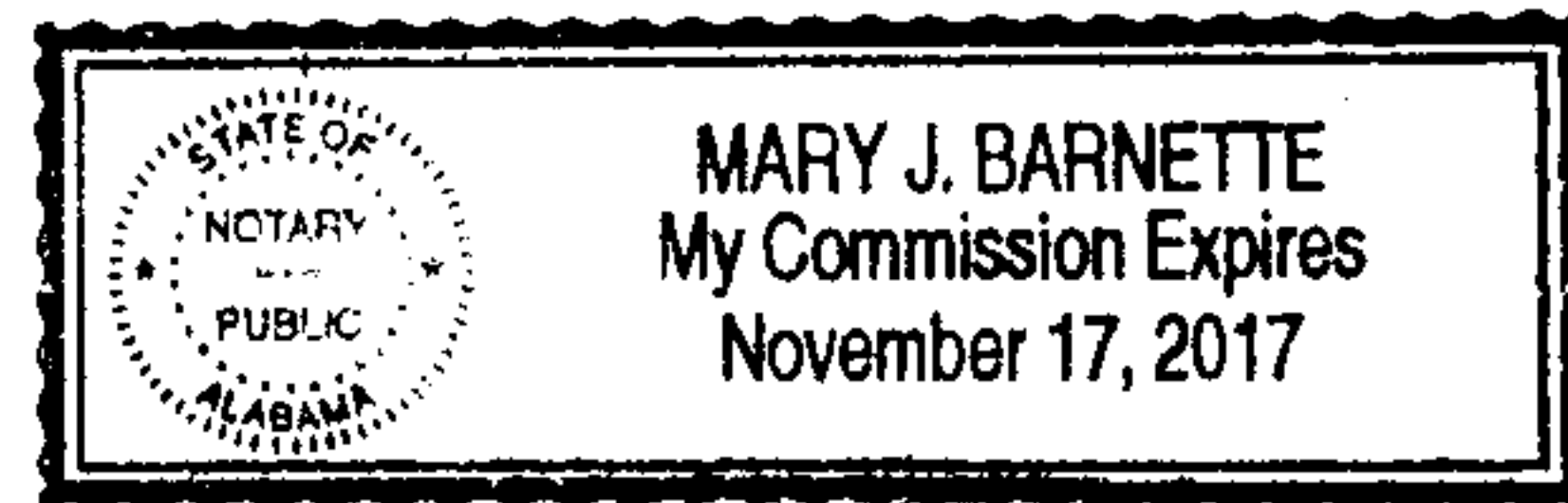

20150316000081820 5/5 \$240.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for Highway 70 Properties, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, that he, in his capacity as such agent and attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of March, 2015.



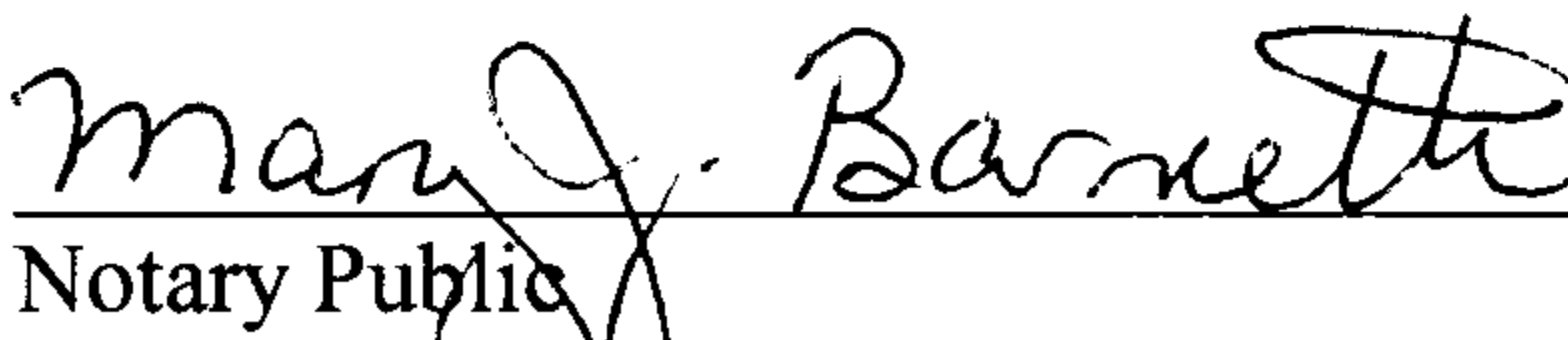
Notary Public



STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as auctioneer conducting 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 this conveyance, that he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of March, 2015.



Notary Public

