

STATE OF ALABAMA

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§ **CORRECTION MORTGAGE FORECLOSURE DEED**

COUNTY OF SHELBY

§

**KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS**, heretofore, on the 14th day of May, 2004, Farmer Development, LLC, executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument Number 20040609000312450, in the Office of the Probate Judge in 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 main entrance 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 the highest bidder therefore; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the same First United Security Bank 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 foreclosure of said mortgage by publication in *Shelby County Reporter*, a

newspaper of general circulation, published in Shelby County, Alabama, in its issues of March 11, 2009, March 18, 2009 and March 25, 2009; and

**WHEREAS**, on April 1, 2009, 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 Robert P. Reynolds, as Attorney-in-Fact for the said First United Security Bank did offer for sale and sell at public outcry, at the main entrance Courthouse door in Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, Robert P. Reynolds was the Auctioneer who conducted said foreclosure sale for the said First United Security Bank; and

**WHEREAS**, the said First United Security Bank was the highest bidder in the amount of One Million and 00/100ths Dollars (\$1,000,000.00) which sum of money First United Security Bank 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 United Security Bank.

**NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES**, and of a credit bid in the amount of One Million and 00/100ths Dollars (\$1,000,000.00), on the indebtedness secured by said mortgage, the said Farmer Development, LLC and First United Security Bank by and through Robert P. Reynolds, 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 First United Security Bank the following described property situated in Shelby County, Alabama, to-wit:



COMMENCE AT THE NE CORNER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE SOUTH 00 DEGREES, 26 MINUTES, 47 SECONDS, EAST A DISTANCE OF 1331.10 FEET; THENCE SOUTH 24 DEGREES, 23 MINUTES, 28 SECONDS EAST A DISTANCE OF 38.63 FEET; THENCE SOUTH 89 DEGREES, 47 MINUTES, 36 SECONDS WEST A DISTANCE OF 513.00 FEET; THENCE NORTH 09 DEGREES, 40 MINUTES, 56 SECONDS WEST A DISTANCE OF 127.64 FEET; THENCE NORTH 38 DEGREES, 30 MINUTES, 20 SECONDS WEST A DISTANCE OF 151.69 FEET; THENCE NORTH 43 DEGREES, 34 MINUTES, 49 SECONDS WEST A DISTANCE OF 8.66 FEET; THENCE NORTH 59 DEGREES, 34 MINUTES, 16 SECONDS, EAST A DISTANCE OF 29.88 FEET; TO THE POINT OF BEGINNING THENCE NORTH 27 DEGREES, 25 MINUTES, 25 SECONDS WEST A DISTANCE OF 291.30 FEET; THENCE NORTH 62 DEGREES, 34 MINUTES, 35 SECONDS EAST A DISTANCE OF 262.95 FEET, THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE A DISTANCE OF 197.78 FEET; THENCE SOUTH 29 DEGREES, 38 MINUTES 12 SECONDS EAST A DISTANCE OF 222.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES NORTH 58 DEGREES, 40 MINUTES, 29 SECOND EAST A RADIAL DISTANCE OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 07 DEGREES, 53 MINUTES, 29 SECONDS, WEST A DISTANCE OF 476.07 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA

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 First United Security Bank, its successors and assigns forever; subject, however, to existing ad valorem taxes, and 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 Farmer Development, LLC and First United Security Bank have caused this instrument to be executed by and through Robert P. Reynolds, as Auctioneer

conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 1st day of April, 2009.

**This instrument is recorded to correct certain typographical errors in the legal description in the original foreclosure deed recorded on April 1, 2009 in Instrument Number 20090401000118820.**

FARMER DEVELOPMENT, LLC

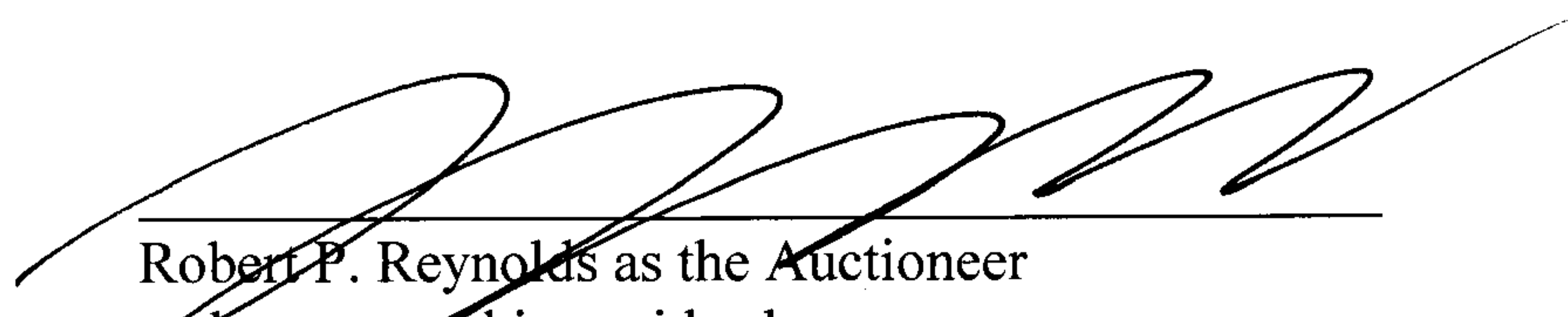
BY: 

Robert P. Reynolds  
Attorney-in-Fact

FIRST UNITED SECURITY BANK

BY: 

Robert P. Reynolds as Attorney-In-Fact and Agent

  
Robert P. Reynolds as the Auctioneer  
and person making said sale

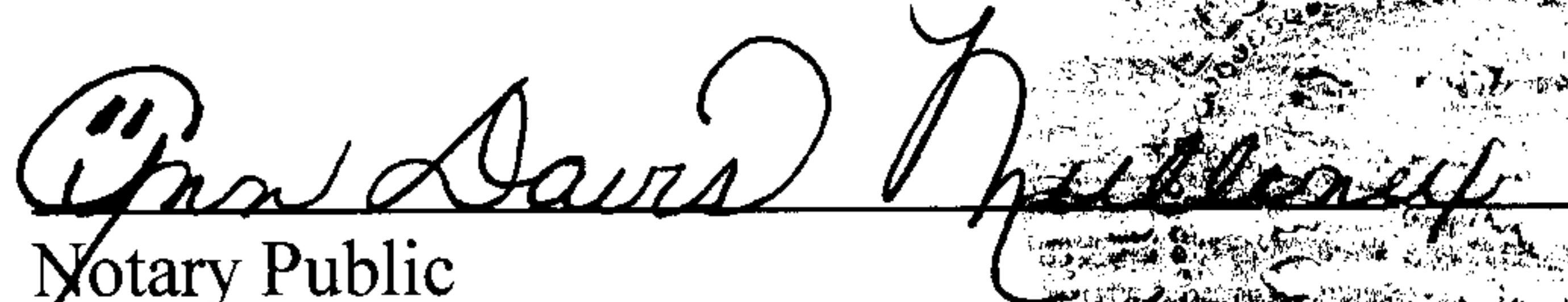


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Robert P. Reynolds, whose name as Attorney-in-Fact for Farmer Development, LLC whose name as Attorney-in-Fact and agent for First United Security Bank, 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 1st day of April, 2009.

  
Notary Public  
My Commission Expires: 12-28-2011

THIS INSTRUMENT PREPARED BY:  
Robert P. Reynolds, Esq.  
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