

Yellow Leaf

Send tax notice to:
Frontier Bank
Post Office Box 1708
Pelham, Alabama 35124

This instrument prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Allen Dennis Construction, LLC, executed that certain Mortgage and Security Agreement to Frontier Bank (the "Mortgagee"), dated November 14, 2008, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20081121000447280 (the "Mortgage"); and

WHEREAS, default was made in the payment of said indebtedness secured by the Mortgage, and Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof and as required by law by publication in *The Shelby County Report*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 26, June 2, and June 9, 2010; and

WHEREAS, on June 14, 2010, the day on which the foreclosure sale was to be held, according to said notice, beginning at 2:00 p.m., said foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and did sell at public outcry, in front of the main door to the Courthouse of Shelby County, Alabama, the property described below (the "Property"); and

WHEREAS, the highest and best bid obtained for the Property was the bid of Frontier Bank in the amount of One Hundred Seventy-Three and 00 /100 Dollars (\$ 173,000.00), which sum was paid to the Mortgagee to be applied to the indebtedness secured by the Mortgage, and the Property was thereupon sold to the Mortgagee; and

WHEREAS, William C. Byrd, II conducted said sale on behalf of the Mortgagee; and

WHEREAS, the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the Property;



NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Seventy-Three and 00 /100 Dollars (\$ 173,000), the Mortgagee, by William C. Byrd, II, its duly authorized agent and auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto Frontier Bank the following described property situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Final Plat of Yellow Leaf Farms, as recorded in Map Book 39, Page 134, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


TO HAVE AND TO HOLD unto Frontier Bank forever; subject, however, to the statutory right of redemption in favor of those who may be entitled to redeem the Property as provided by the laws of the State of Alabama.

THE PROPERTY IS SOLD IN ITS "AS-IS" CONDITION, WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO ITS CONDITION OR THE TITLE THERETO.

IN WITNESS WHEREOF, the Mortgagee by William C. Byrd, II, as auctioneer conducting said sale, caused these presents to be executed on this the 14th day of June, 2010.

FRONTIER BANK

By: William C. Byrd, II
Name: William C. Byrd, II
Agent and Auctioneer


20100614000188720 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/14/2010 02:11:11 PM FILED/CERT

