

**THIS INSTRUMENT PREPARED BY:**

Paul H. Greenwood, Esq.  
Balch & Bingham LLP  
Post Office Box 306  
Birmingham AL 35201-0306

**SEND TAX NOTICE TO:**

Red Mountain Bank, N.A.  
Attn: Carl Ferris  
5 Inverness Center Parkway  
Birmingham, Alabama 35242

STATE OF ALABAMA )

SHELBY COUNTY )

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS:** Tab Bisignani did, to-wit, on the 28th day of February 2006, execute a mortgage to Red Mountain Bank, N.A., which mortgage is recorded in Instrument Number 20060302000099390 in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said Red Mountain Bank, N.A. did declare all of the indebtedness secured by said mortgage due and payable 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*, newspaper of general circulation published in Shelby County, Alabama, in its issues of June 23, 2010, June 30, 2010 and July 7, 2010; and

**WHEREAS,** on the 26th day of July, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Red Mountain Bank, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

Part of the NE ¼ of the SW ¼ of Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE ¼ of the SW ¼ of said Section 13 and run North along the West boundary line of said ¼ ¼ section for 495 feet; thence turn an angle to the right of 92 deg. 24 min. and run Eastward parallel with the South boundary line of said ¼ ¼ section a distance of 341.83 feet to a point on the Easterly right of way line of Cahaba Valley Road (having a width of 80 feet) for the point of beginning of the property herein described; continue Eastward along same course for a distance of 553.21 feet to a point on the Westerly right of way line of Oak Mountain Park Road (having a width of 80 feet); thence turn an angle to the right of 110 deg. 10 min. and run Southwesterly along the Westerly right of way line of Oak Mountain Park Road for a distance of 175.63 feet; thence turn an angle to the right of 69 deg. 50 min. and run Westward along a line which is 330 feet North of and parallel with the South boundary line of said NE ¼ of the SW ¼ of said Section for a distance of 563 feet to a point on the Easterly right of way line of aforesaid Cahaba Valley Road; thence to the right and run Northeasterly along the Easterly line of said road for a distance of 179.26 feet to the point of beginning. Being situated in Shelby County, Alabama.

**WHEREAS,** the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Red Mountain Bank, N.A. in the amount of One Hundred Nine Thousand Two Hundred and 00/100 Dollars (\$109,200.00), which sum was offered to be credited against the indebtedness secured by said mortgage, and said property was thereupon sold to the said Red Mountain Bank, N.A.; and

**WHEREAS,** Paul H. Greenwood conducted said sale on behalf of Tab Bisignani and Red Mountain Bank, N.A.; and

**WHEREAS,** said mortgage expressly authorized the person conducting the 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 bid of One Hundred Nine Thousand Two Hundred and 00/100 Dollars (\$109,200.00), Tab Bisignani, acting by and through Red Mountain Bank, N.A., Mortgagee or Transferee of Mortgagee, by and through the said Paul H. Greenwood, as auctioneer and the person

conducting the sale on behalf of the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Red Mountain Bank, N.A., the following real estate situated in Shelby County, Alabama, to-wit:

Part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 13 and run North along the West boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for 495 feet; thence turn an angle to the right of 92 deg. 24 min. and run Eastward parallel with the South boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 341.83 feet to a point on the Easterly right of way line of Cahaba Valley Road (having a width of 80 feet) for the point of beginning of the property herein described; continue Eastward along same course for a distance of 553.21 feet to a point on the Westerly right of way line of Oak Mountain Park Road (having a width of 80 feet); thence turn an angle to the right of 110 deg. 10 min. and run Southwesterly along the Westerly right of way line of Oak Mountain Park Road for a distance of 175.63 feet; thence turn an angle to the right of 69 deg. 50 min. and run Westward along a line which is 330 feet North of and parallel with the South boundary line of said NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section for a distance of 563 feet to a point on the Easterly right of way line of aforesaid Cahaba Valley Road; thence to the right and run Northeasterly along the Easterly line of said road for a distance of 179.26 feet to the point of beginning. Being situated in Shelby County, Alabama.

**TO HAVE AND TO HOLD THE** above described property unto Red Mountain Bank, N.A., its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

**IN WITNESS WHEREOF**, the said Red Mountain Bank, N.A. has caused this instrument to be executed by Paul H. Greenwood, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Paul H. Greenwood has executed this instrument in his capacity as such auctioneer on July 26, 2010.

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**[Signatures on the Following Page]**

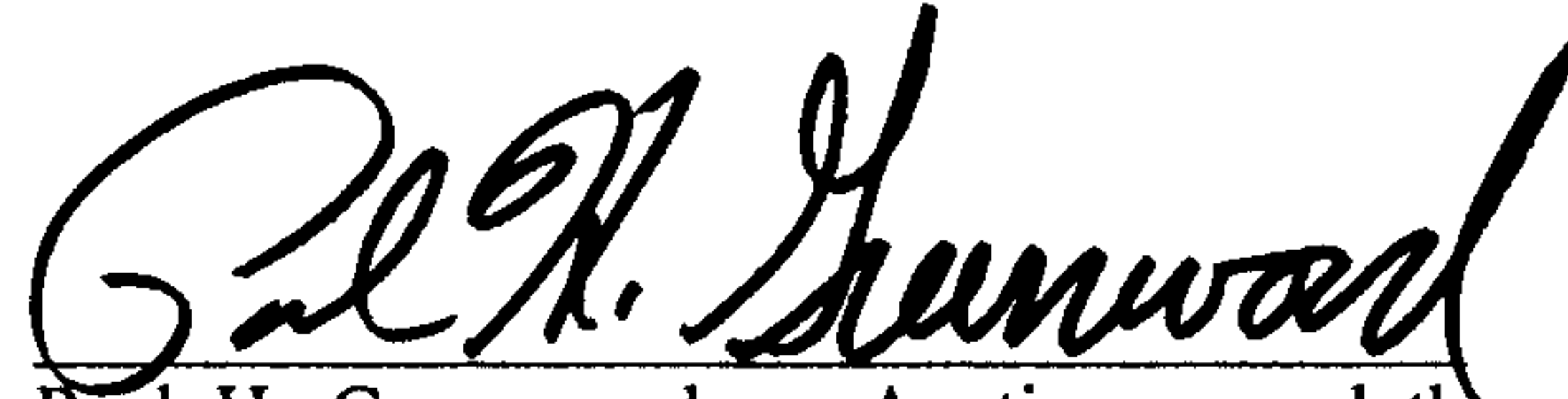




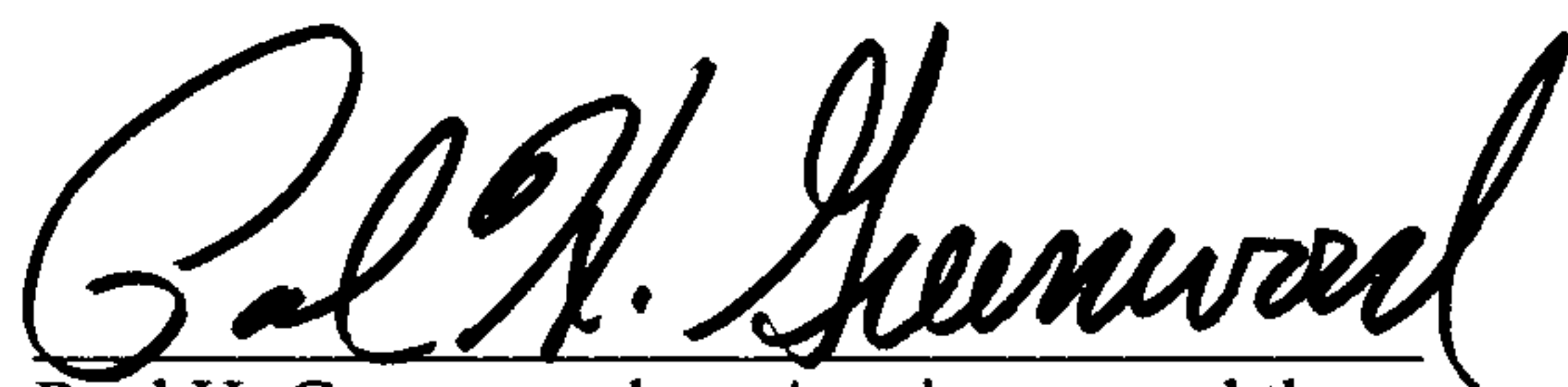
20100726000237580 3/3 \$19.00  
 Shelby Cnty Judge of Probate, AL  
 07/26/2010 02:04:02 PM FILED/CERT

**Tab Bisignani**  
**Mortgagor**

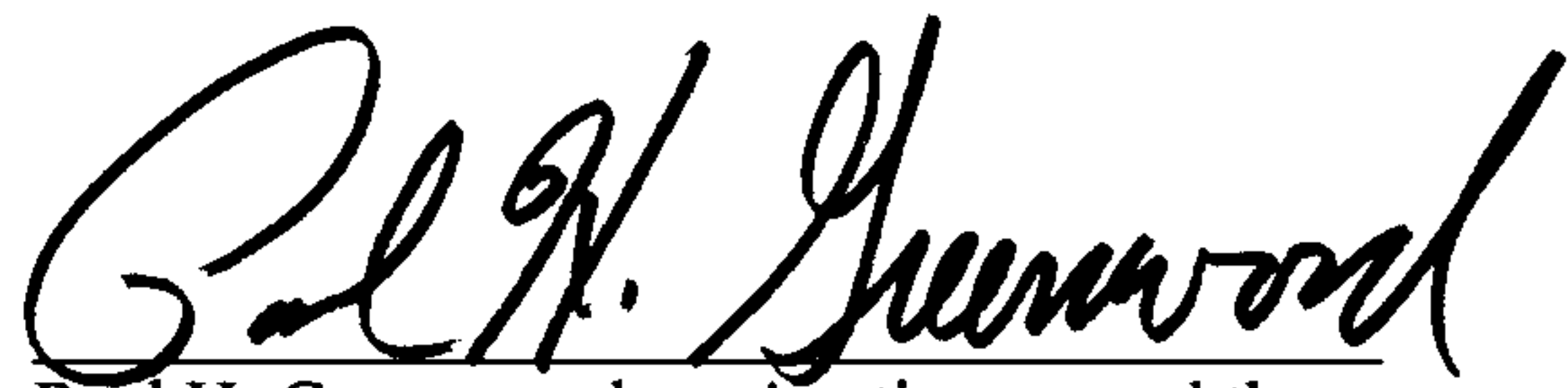
By: Red Mountain Bank, N.A.  
 Mortgagee or Transferee of Mortgagee

By:   
 Paul H. Greenwood, as Auctioneer and the person  
 conducting said sale for the Mortgagee or Transferee  
 of Mortgagee

**Red Mountain Bank, N.A.**  
**Mortgagee or Transferee of Mortgagee**

By:   
 Paul H. Greenwood, as Auctioneer and the person  
 conducting said sale for the Mortgagee or Transferee  
 of Mortgagee


**Paul H. Greenwood, as Auctioneer and the person**  
**conducting said sale for the Mortgagee or Transferee**  
**of Mortgagee**

  
 Paul H. Greenwood, as Auctioneer and the person  
 conducting said sale for the Mortgagee or Transferee  
 of Mortgagee

STATE OF ALABAMA            )  
   )  
 JEFFERSON COUNTY         )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Paul H. Greenwood, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 26th day of July, 2010.

  
 Notary Public

My Commission Expires:  
9/11/2012

[NOTARY SEAL]