

THIS INSTRUMENT PR

Paul H. Greenwood, Esq.
Balch & Bingham LLP
Post Office Box 306
Birmingham AL 35201-03

20100726000804800 1/4
Bk: LR201006 Pg: 9604
Jefferson County, Alabama
I certify this instrument filed on:
07/26/2010 03:16:37 PM FCD
Judge of Probate- Alan L. King

SEND TAX NOTICE TO:

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

STATE OF ALABAMA)

COUNTIES OF SHELBY AND JEFFERSON)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: Valleydale Limited Liability Company, and Tab Bisignani and Greer W. Bisignani, husband and wife did, to-wit, on the 5th day of December 2005, execute a mortgage to Red Mountain Bank, N.A., which mortgage is recorded in (i) Instrument Number 20051207000634700 in the Office of the Judge of Probate of Shelby County, Alabama, and (ii) Instrument Number 200601 / 7784 in the Office of the Judge of Probate of Jefferson 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 by publication in the *Alabama Messenger*, newspaper of general circulation published in Jefferson County, Alabama, in its issues of June 19, 2010, June 26, 2010 and July 3, 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 notices, 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:

PARCEL I:

Lot 1B, according to the Resurvey of Lot 1, Davis Addition to Valleydale, as recorded in Map Book 22, page 147, in the Probate Office of Shelby County, Alabama.

PARCEL II:

The following described real estate, situated in Shelby County, Alabama, to-wit:

For point of reference, beginning at the SW corner of the SE ¼ of SW ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and run N 43° 12' 35" E, 85.43 feet to an iron pin; thence N 74° 11' 23" E, 241.31 feet to an iron pin and the Point of Beginning; thence N 44° 15' 00" W, 75.70 feet to an iron pin; thence S 65° 28' 55" E, 102.85 feet to an iron pin; thence S 74° 11' 23" W, 42.36 feet to the Point of Beginning.

PARCEL III:

Part of the Northeast quarter of the Northeast quarter of Section 34, Township 18 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Southeast corner of said quarter-quarter Section and run thence Westerly along the South line thereof for a distance of 240 feet to the point of beginning of the tract here described:

From the point of beginning thus obtained, continue Westerly along the South line of said quarter-quarter section for a distance of 162.60 feet; thence turn an angle of $92^{\circ} 03' 20''$ to the right and run Northwardly for a distance of 234.16 feet to a point of intersection with a curve, said curve having a radius of 1,186.48 feet and subtending a central angle of $04^{\circ} 44' 10''$, the tangent of said curve forming an angle of $81^{\circ} 36' 30''$ to the right from the last described course when extended northwardly through the point of intersection of said curve, run thence eastwardly along said curve and along the southerly line of the right-of-way of U.S. Highway 280 for a distance of 98.08 feet; thence turn an angle of $88^{\circ} 05' 30''$ to the right angle measured to tangent of said curve and run Southwardly for a distance of 255.33 feet, more or less, to the point of beginning.

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 Nine Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$927,500.00), 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 Valleydale Limited Liability Company, and Tab Bisignani and Greer W. Bisignani, husband and wife 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 Nine Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$927,500.00), Valleydale Limited Liability Company, and Tab Bisignani and Greer W. Bisignani, husband and wife, 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 and Jefferson County, Alabama, to-wit:

PARCEL I:

Lot 1B, according to the Resurvey of Lot 1, Davis Addition to Valleydale, as recorded in Map Book 22, page 147, in the Probate Office of Shelby County, Alabama.

PARCEL II:

The following described real estate, situated in Shelby County, Alabama, to-wit:

For point of reference, beginning at the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and run N $43^{\circ} 12' 35''$ E, 85.43 feet to an iron pin; thence N $74^{\circ} 11' 23''$ E, 241.31 feet to an iron pin and the Point of Beginning; thence N $44^{\circ} 15' 00''$ W, 75.70 feet to an iron pin; thence S $65^{\circ} 28' 55''$ E, 102.85 feet to an iron pin; thence S $74^{\circ} 11' 23''$ W, 42.36 feet to the Point of Beginning.

PARCEL III:

Part of the Northeast quarter of the Northeast quarter of Section 34, Township 18 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Southeast corner of said quarter-quarter Section and run thence Westerly along the South line thereof for a distance of 240 feet to the point of beginning of the tract here described:

From the point of beginning thus obtained, continue Westerly along the South line of said quarter-quarter section for a distance of 162.60 feet; thence turn an angle of $92^{\circ} 03' 20''$ to the right and run Northwardly for a distance of 234.16 feet to a point of intersection with a curve, said curve having a radius of 1,186.48 feet and subtending a central angle of $04^{\circ} 44' 10''$, the tangent of said curve forming an angle of $81^{\circ} 36' 30''$ to the right from the last described course when extended northwardly through the point of intersection of said curve, run thence eastwardly along said curve and along the southerly line of the right-of-way of U.S. Highway 280 for a distance of 98.08 feet; thence turn an angle of $88^{\circ} 05' 30''$ to the right angle measured to tangent of said curve and run Southwardly for a distance of 255.33 feet, more or less, to the point of beginning.

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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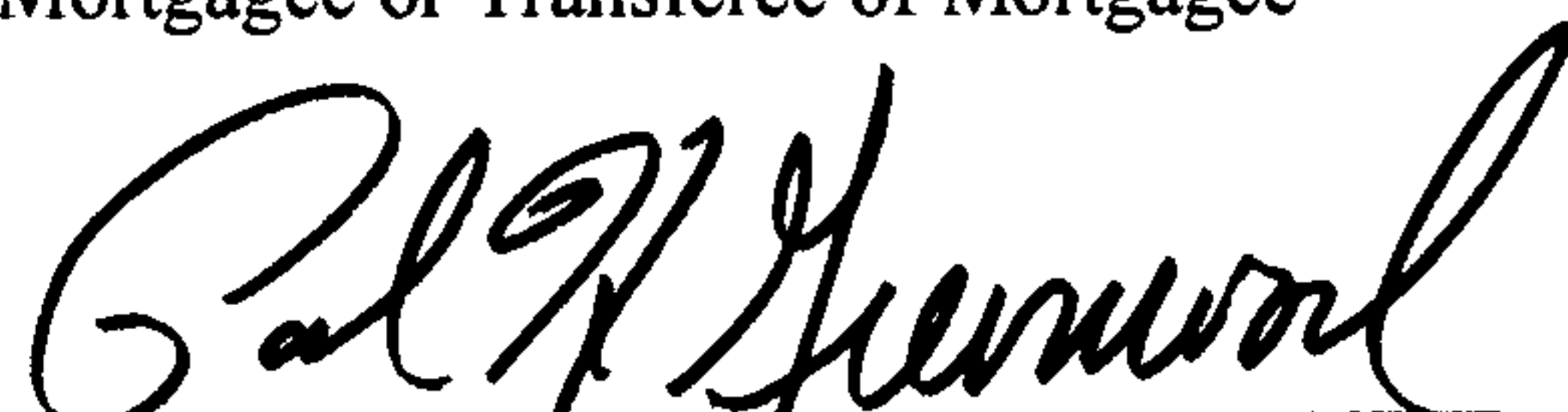
[SIGNATURES ON THE NEXT PAGE]



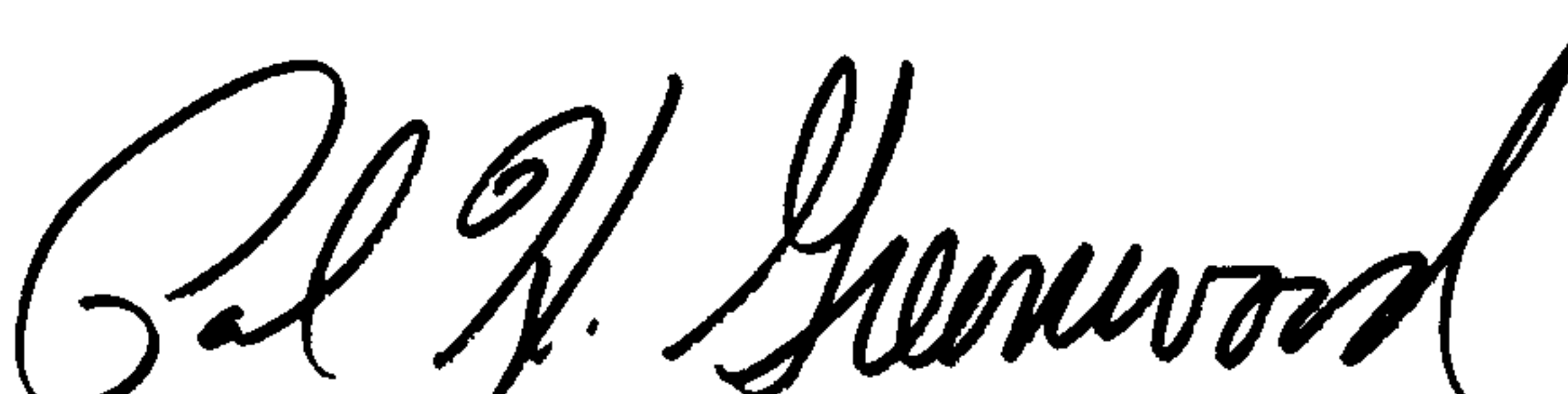
20100728000240380 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
07/28/2010 12:29:59 PM FILED/CERT

**Valleydale Limited Liability Company, and Tab
Bisignani and Greer W. Bisignani, husband and wife
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

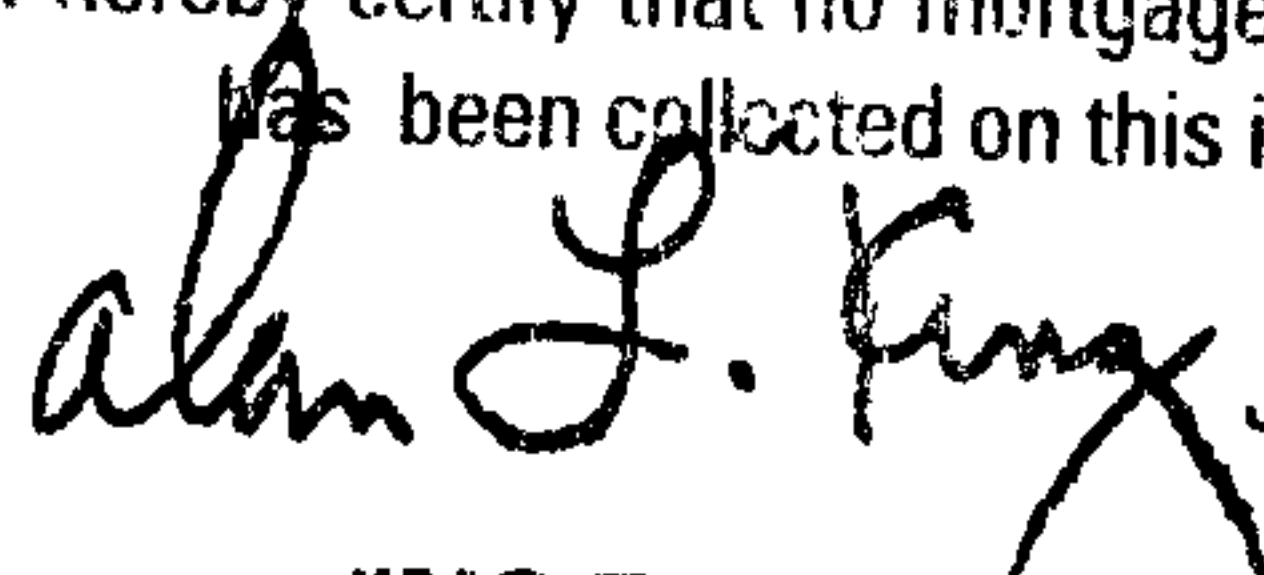
**Red Mountain Bank, N.A.
Mortgagee or Transferee of Mortgagee**

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

20100726000804800 4/4
Bk: LR201006 Pg:9604
Jefferson County, Alabama
07/26/2010 03:16:37 PM FCD
Fee - \$15.00

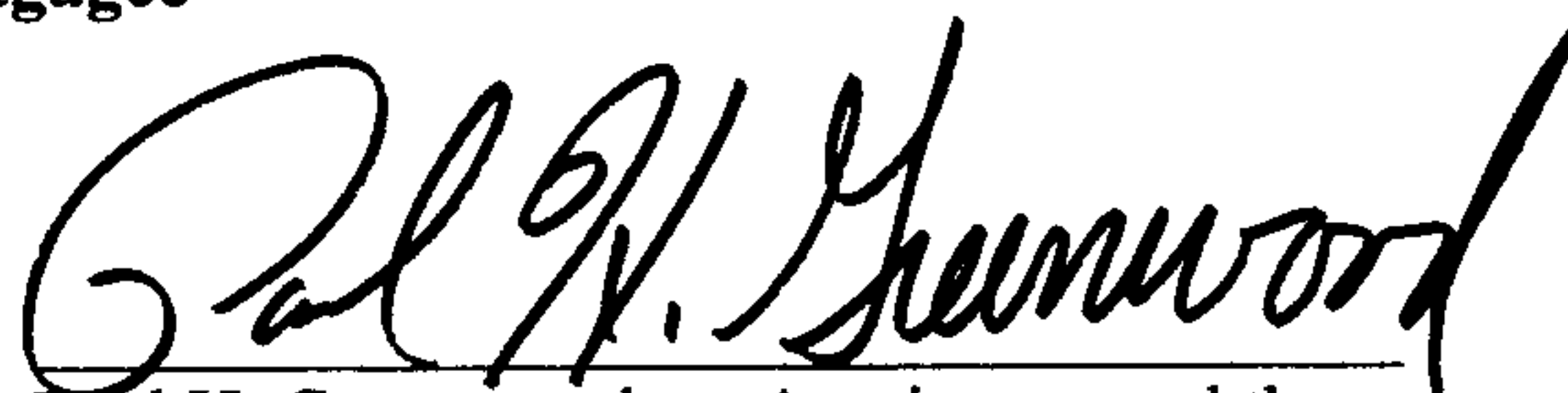
Total of Fees and Taxes-\$15.00
LYNN

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

 Judge of Probate
"NO TAX COLLECTED"

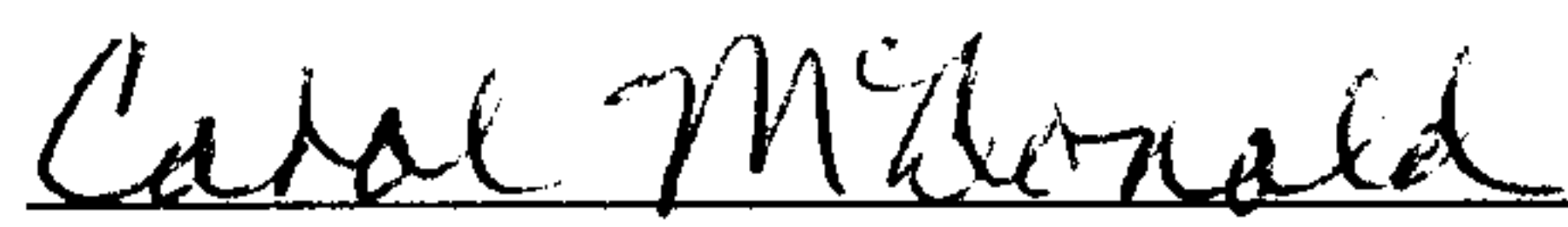
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

**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

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]