



20100929000320300 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/29/2010 10:00:21 AM FILED/CERT

Send Tax Notice To:

~~Renasant Bank~~

~~Attn: Lisa Matney~~

~~2001 Park Place, Suite 100~~

~~Birmingham, AL 35203~~

5453 Woodford Dr.
Birmingham, AL
35242

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

WHEREAS, Renasant Bank, formerly known as Heritage Bank (the "Mortgagee"), was on the date hereof, the owner and holder of the following described mortgage and the debt secured thereby: mortgage executed by **Spare Room Mini Storage, LLC** to **Renasant Bank** dated May 13, 2004, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument 20040691000288030, Pages 1-9 (the "Mortgage"); and

WHEREAS, the Mortgage provided that if the Mortgagor should fail to pay the debt secured by the Mortgage, or any part of said debt, when it became due, the Mortgagee was authorized, at its option, to declare said debt immediately due and payable in full, and to take possession of the mortgaged property, and to sell the same at public outcry, after notice as provided in the Mortgage; and

WHEREAS, the Mortgagor failed to pay said debt when it became due, whereupon the Mortgagee declared said debt immediately due and payable in full; and

WHEREAS, on September 24, 2010, at 11:00 a.m., the real estate hereinafter described, being the real estate described in the Mortgage, was offered for sale, before the courthouse door of Shelby County, Alabama, to the highest bidder for cash, after giving notice of the time, place and terms of such sale, as required by the Mortgage, by advertisement in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, in the issues of said paper of August 25, September 1 and September 8, 2010; and

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, Self Storage LLC became the purchaser of said real estate being the highest and best bidder therefore, at and for the price of Three Hundred Eighty Thousand Six Hundred Fourteen & 30/100 Dollars (\$380,614.30).

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, the Mortgagor acting by and through the undersigned auctioneer as attorney in fact, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Self Storage LLC the following described real estate, being the real estate described in and conveyed by the Mortgage, the same lying and being in Shelby County, Alabama.

A PARCEL OF LAND SITUATED IN THE NW ¼ OF THE NE ¼ AND A
PARCEL OF LAND SITUATED IN THE NE ¼ OF THE NE ¼ OF SECTION

29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCE AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE SOUTH 1 DEG. 38 MIN. 21 SEC. WEST ALONG THE EAST LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION FOR A DISTANCE OF 13.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OAK TREE DRIVE (30 FOOT RIGHT OF WAY), SAID ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 275.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280 (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEG. 44 MIN. 41 SEC. WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 13.90 FEET; THENCE NORTH 82 DEG. 20 MIN. 23 SEC. WEST AND LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 315.18 FEET; THENCE NORTH 01 DEG. 11 MIN. 39 SEC. EAST FOR A DISTANCE OF 247.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OAK TREE DRIVE; THENCE SOUTH 89 DEG. 41 MIN. 10 SEC. EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

COMMENCE AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE SOUTH 1 DEG. 38 MIN. 21 SEC. WEST ALONG THE EAST LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION FOR A DISTANCE OF 13.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OAK TREE DRIVE (30 FOOT RIGHT OF WAY), SAID ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 275.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280 (80 FOOT RIGHT OF WAY); THENCE NORTH 29 DEG. 44 MIN. 41 SEC. EAST ALONG SAID RIGHT OF WAY FOR DISTANCE OF 316.50 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF OAK TREE DRIVE; THENCE NORTH 89 DEG. 41 MIN. 10 SEC. WEST ALONG SAID OAK TREE DRIVE RIGHT OF WAY AND LEAVING SAID OLD U.S.HWY. 280 FOR A DISTANCE OF 149.14 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is subject to:


- i) All easements, restrictions and encumbrances of record, and

ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to SELFSTORAGE, LLC, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the name of the Mortgagor has been hereunto affixed by the undersigned auctioneer as attorney in fact, on this 24th day of September, 2010.

RENASANT BANK

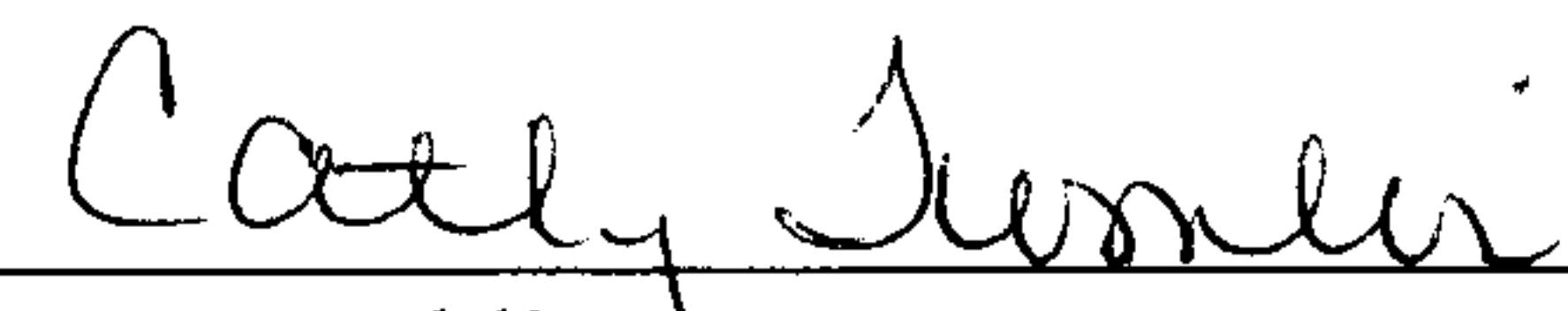
By: 
as auctioneer and as attorney in fact
for Renasant Bank

STATE OF ALABAMA)
SHELBY COUNTY)

Deed Tax : \$6.00

I, a Notary Public in and for said County in said State, hereby certify that R. Will Holmes, whose name as attorney in fact for Renasant Bank 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 attorney in fact, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on the 24th day of September, 2010.


Notary Public

My Commission Expires: 9/2/14

AFFIX SEAL

CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, JOHN E. BENTLEY, an authorized representative and agent for Renasant Bank, does hereby certify that R. Will Holmes, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by Renasant Bank as auctioneer for the purpose of making said sale and conveyance.

Dated this 24th day of September, 2010.

RENASANT BANK

By: _____

Its Authorized Representative and Agent

This instrument prepared by:

David B. Anderson
Anderson & Weidner, LLC
1450 Financial Center
505 North 20th Street
Birmingham, Alabama 35203
(205) 324-1230

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