


This Instrument Prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35203
(205) 930-5132


20111028000323570 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/28/2011 11:20:45 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That Mayhall Properties, Inc., an Alabama corporation ("Mortgagor") did on, to-wit, November 26, 2008, execute a Mortgage and Security Agreement in favor of Frontier Bank, a Georgia banking corporation ("Frontier Bank" or "Mortgagee"), which instrument was filed for record on December 2, 2008, in Instrument No. 20081202000454250 in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office"), and corrected by that certain Scrivener's Affidavit of Clay R. Carr dated May 13, 2009, and filed for record on May 14, 2009, in Instrument No. 20090514000181190 in the Recording Office (as so corrected, the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and said Mortgagee 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*, a newspaper published in Shelby County, Alabama, in its issues of September 28, 2011, October 5, 2011, and October 12, 2011; and

WHEREAS, on October 28, 2011, 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 Mortgagee did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of the Mortgagee in the amount of One Hundred Fifty-Seven Thousand Five Hundred and No/100 Dollars (\$157,500.00), which sum the said Mortgagee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said Mortgagee; and

WHEREAS, said Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property purchased.

NOW, THEREFORE, in consideration of the premises and a credit of One Hundred Fifty-Seven Thousand Five Hundred and No/100 Dollars (\$157,500.00) on the indebtedness secured by said Mortgage, the said Mortgagee, acting by and through Crystal H. Holmes, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Frontier Bank, a Georgia banking corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, being more particularly described as follows: Begin at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 3 West; thence South 88 deg. 33 min. 27 sec. West a distance of 613.29 feet (612.92 deed); thence continue along the last described course a distance of 217.95 feet to the Easterly right of way of Alabama State Highway #119; thence North 20 deg. 30 min. 00 sec. West a distance of 344.23 feet; thence North 88 deg. 32 min. 08 sec. East and leaving said right of way a distance of 935.87 feet (1,014.6 deed); thence South 02 deg. 48 min. 31 sec. East a distance of 325.82 feet (327.4 deed) to the point of beginning; being situated in Shelby County, Alabama.

Less and Except: Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; from this beginning point, proceed North 00 deg. 05 min. 52 sec. West along East boundary of said 1/4 1/4 Section a distance of 325.91 feet; thence proceed North 88 deg. 43 min. 21 sec. West for a distance of 771.34 feet; thence proceed South 31 deg. 50 min. 48 sec. East for a distance of 388.76 feet to a point on the South boundary of said 1/4 1/4 Section; thence proceed South 88 deg. 41 min. 55 sec. East along the South boundary of said 1/4 1/4 Section for a distance of 566.72 feet to the point of beginning.

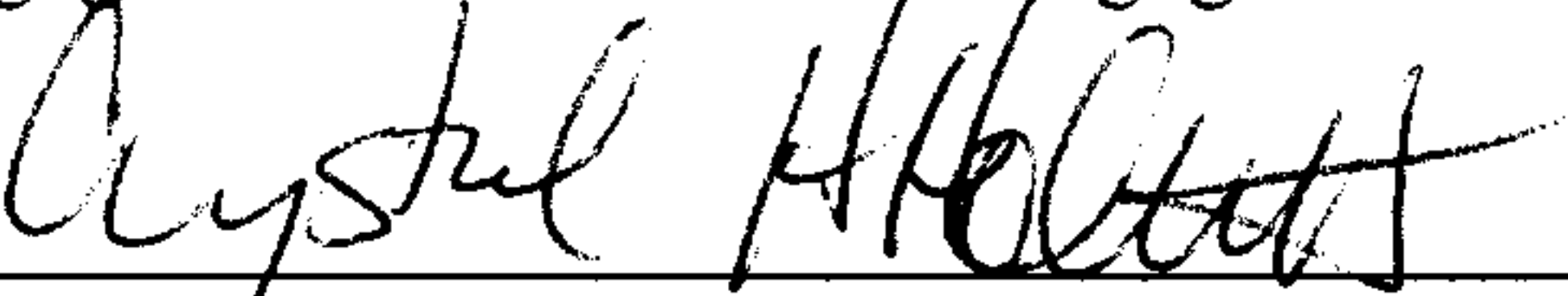
Being situated in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

Together with all rights, privileges, easements, tenements, interests, improvements, and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

TO HAVE AND TO HOLD the above-described property unto the said Frontier Bank, its successors and assigns, forever; subject, however to any and all prior liens and encumbrances, the rights of way, easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, existing assessments, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by Crystal H. Holmes, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Crystal H. Holmes has executed this instrument in her capacity as such Auctioneer on the 28th day of October, 2011.

FRONTIER BANK
Mortgagee or Transferee of Mortgagee

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

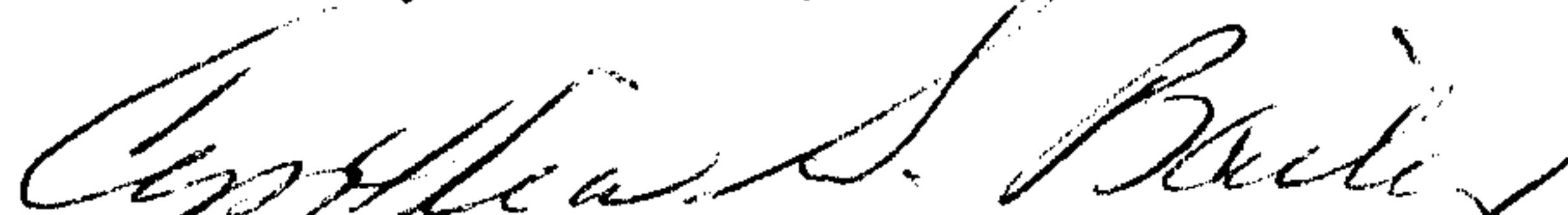


20111028000323570 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/28/2011 11:20:45 AM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, Cynthia S. Bailey, a Notary Public in and for said State and County, hereby certify that Crystal H. Holmes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, she, in her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed said conveyance voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2011.




NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES JANUARY 24, 2012

GRANTEE'S ADDRESS:

Frontier Bank
P. O. Drawer 630
Sylacauga, Alabama 35150
Attention: Jan Kromer
Telephone No. (256) 401-2066



20111028000323570 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/28/2011 11:20:45 AM FILED/CERT