

Send tax notice to:
IBERIABANK
c/o Brian Hamilton
2000-B Southbridge Parkway
Suite 201
Birmingham, Alabama 35209

This instrument prepared by:
T. Parker Griffin, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20120712000248530 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/12/2012 12:19:30 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Southlake Real Estate Group, LLC, an Alabama limited liability company, and Linton & Associates, LLC, an Alabama limited liability company (hereinafter jointly, severally and collectively referred to as "Mortgagor"), executed that certain *Mortgage, Assignment of Rents and Leases, and Security Agreement* on January 13, 2012 (the "Mortgage") in favor of IBERIABANK ("Iberia"), which Mortgage was recorded on January 24, 2012 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20120124000028740; and

WHEREAS, Mortgagor defaulted in the payment of the indebtedness secured by the Mortgage, and Iberia then declared all of the indebtedness secured by the Mortgage due and payable, and, in accordance with the terms thereof and applicable law, Iberia gave due and proper notice of the foreclosure of the Mortgage by publication in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 20, 2012, and June 27, 2012, and July 4, 2012; and

WHEREAS, on July 12, 2012, during the legal hours of sale, the day and time on which the foreclosure sale was due to be held under the terms of said notice, Iberia duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, in front of the main door of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, no cash bids were obtained for the Property at the aforementioned foreclosure sale; and

WHEREAS, Iberia bid a credit of EIGHT HUNDRED EIGHTY EIGHT THOUSAND EIGHT HUNDRED and ^{no}/_{100ths} DOLLARS (\$888,800.00) to be applied to the indebtedness secured by the Mortgage, and the Property was thereupon sold to Iberia; and

WHEREAS, T. Parker Griffin, Jr. conducted said sale on behalf of Iberia; 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 credit bid of EIGHT HUNDRED EIGHTY EIGHT THOUSAND EIGHT HUNDRED and ^{no}/_{100ths} DOLLARS (\$888,800.00), Iberia, acting by and through T. Parker Griffin, Jr., its duly authorized auctioneer and the person conducting said foreclosure sale for Iberia, does hereby grant, bargain, sell, and convey unto Iberia, the following described real property situated in Shelby County, Alabama, to wit:

Units 100 and 150, Building 3000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama, and Fifth Amendment recorded in Inst. No. 20110919000276600 (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 188; Map Book 41, Page 73 and Map Book 41, Page 79 and Map Book 42, Page 31 and Map Book 42, Page 105 A & B, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in exhibit S, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

TO HAVE AND TO HOLD the Property unto Iberia, forever; subject, however, to (a) all easements, encumbrances and exceptions contained in the Mortgage and those contained in the Office of the Judge of Probate where the Property is located, (b) unpaid real property ad valorem taxes or any liens for unpaid real property ad valorem taxes, and (c) 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.

[Signature page follows]


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IN WITNESS WHEREOF, Iberia, by T. Parker Griffin, Jr., as auctioneer conducting said foreclosure sale, caused these presents to be executed on this 12th day of July, 2012.

IBERIABANK

By: T. Parker Griffin, Jr.

T. Parker Griffin, Jr., as auctioneer and the person conducting the foreclosure sale for IBERIABANK.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that T. Parker Griffin, Jr., whose name as auctioneer and the person conducting the foreclosure sale for IBERIABANK, 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 this conveyance, he, in his capacity as such auctioneer, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of July, 2012.

Stephanie A. Wells
NOTARY PUBLIC

[SEAL]

My commission expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Oct 5, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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