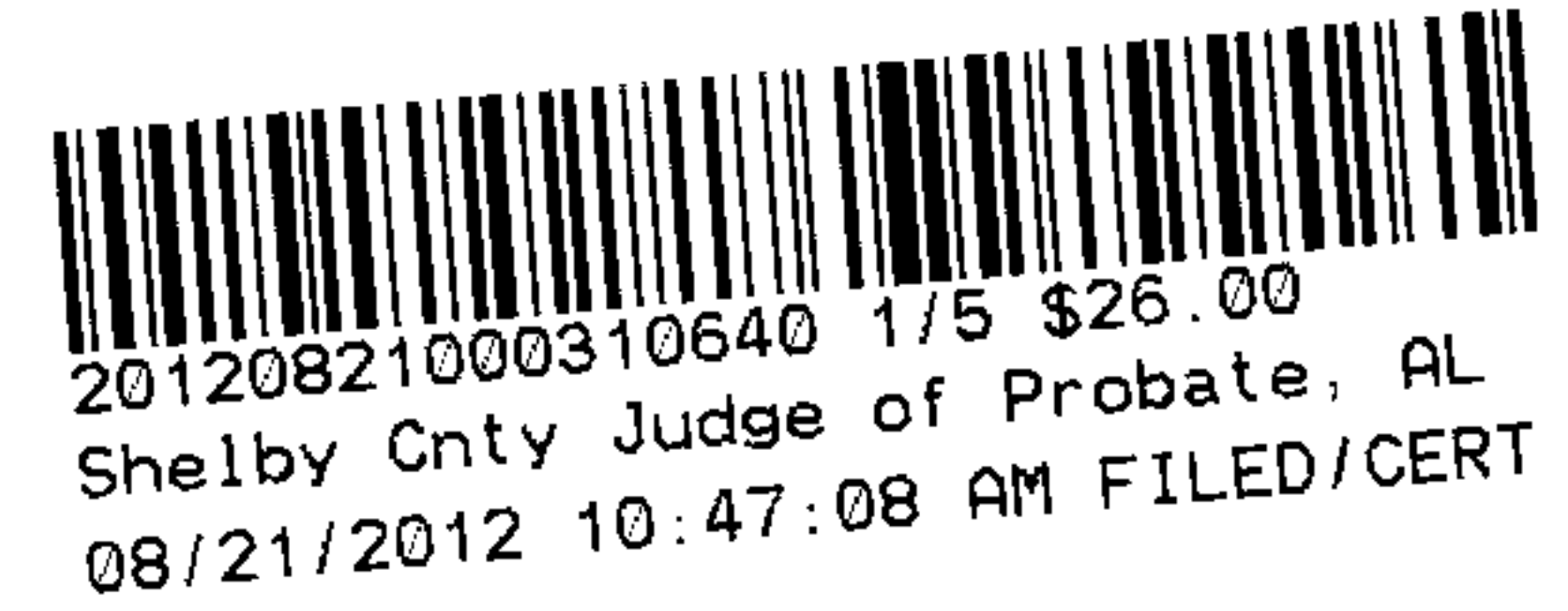


Send Tax Notice To:  
Frontier Bank  
PO Box 414  
Chelsea, AL 35043

STATE OF ALABAMA     )  
SHELBY COUNTY         )



### FORECLOSURE DEED

WHEREAS, **Frontier 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 Chelsea Development, LLC to Frontier Bank on August 26, 2005, which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20050922000492900 and Amendment to Mortgage executed by Chelsea Development, LLC to Frontier Bank on May 11, 2006, which was recorded in Instrument 2006060202000261210; and

WHEREAS, the Mortgage above provided that if the Mortgagor should fail to pay the debts secured by the Mortgage, or any part of said debts, when they became due, the Mortgagee was authorized, at its option, to declare said debts 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 debts when they became due, whereupon the Mortgagee declared said debts immediately due and payable in full; and

WHEREAS, on June 14, 2012 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 May 23, 2012, Wednesday, May 30, 2012 and Wednesday, June 6, 2012;

WHEREAS, at such sale, which was conducted by the undersigned auctioneer, in all respects in accordance with the provisions of the Mortgage, the Mortgagee became the purchaser of said real estate being the highest and best bidder therefor, at and for the price of Four Hundred Fifty Thousand and 00/100 (\$450,000.00).

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 Frontier Bank 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.



**Parcel I:**

A parcel of land situated in Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Section 30: The South 1/2 of the Southwest 1/4 less and except the road right of way described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4; thence North 90 deg. West for 150.17 feet the point of beginning, which is a point in a curve at Station 43+75.77 of the road Project No. SCP 59-1 89-91; to the point of beginning in a curve (CHD South 14 deg. 39 min. 40.6 sec East) traverse through the curve (R=3245.83 feet, delta=29 deg. 19 min. 21.1 sec. LT) to a PRC; thence through a curve (R=549.09 feet, delta 28 deg. 14 min. 32.4 sec., RT) to a PT; thence South 21 deg. 30 min. 51 sec. West for 56.34 feet; through a curve (R=415.00 feet, delta=21 deg. 32 min. 08 sec. LT) to a PT; thence South 0 deg. 01 min. 18 sec. East for 70.14 feet; through a curve (R=720.00 feet, delta=24 deg. 25 min. 11.9 sec. LT) to a PT; thence South 24 deg. 26 min. 30 sec. East for 120.40 feet through a curve (R=384.22 feet, delta=33 deg. 32 min. 20.4 sec. RT) to a point in the curve at Station 57+47.32 of a road project; thence North 90 deg. East for 151.74 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 30, said strip of land being in the said Southeast 1/4 of the Southwest 1/4 of Section 30.

Less and Except: A parcel of land situated in the south 1/2 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 30; thence run in a Westerly direction along the North line of said 1/4 1/4 Section for a distance of 202.55 feet to the point of beginning; thence continue along stated course for a distance of 2,426.54 feet to a one inch open top iron found; thence turn an angle to the left of 92 deg. 07 min. 33 sec. and run in a Southerly direction along the West line of said Section 30 for a distance of 183.92 feet to a pine heart in rocks found; thence turn an angle to the left of 89 deg. 19 min. 59 sec. and run in an Easterly direction along a painted line a distance of 1331.23 feet to a pine heart in rocks found; thence turn an angle to the left of 05 deg. 08 min. 45 sec. and run in a Northeasterly direction along a painted line for a distance of 1089.03 feet to point, thence turn an angle to the left of 67 deg. 00 min. 31 sec and run in a Northeasterly direction for a distance of 25.37 feet to the point of beginning; and

Less and Except: All that part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Hughes Road; being situated in Shelby County, Alabama, as conveyed to Jenny Y. Spratlin under Instrument Number 2002-01775.

Less and Except:

Begin at the SE corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 30, Township 20 South, Range 1 East and run northerly along the East line of said quarter-quarter section line a distance of 450.00 feet to a point; thence turn an angle of 94 degrees 25 minutes 30 seconds to the left and run westerly a distance of 970.00 feet to a point; thence turn an angle of 85 degrees 34 minutes 30 seconds to the left and run southerly a distance of 450.00 feet to a point on the South line of said quarter-quarter section; thence turn an angle of 94 degrees 25 minutes 30 seconds to the left and run easterly along said line a distance of 970.00 feet to the point of beginning. Said parcel is lying in the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 30, Township 20 South, Range 1 East, Shelby County, Alabama.

Less and except:

All lots shown on Survey of Saddle Ridge Estates, 1st Sector, as recorded in Map Book 39, page 97, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 5, 6, 7, 8, 10, 11, 17, 18, 19 and 20, according to the Survey of Saddle Ridge Estates, 1st Sector, as recorded in Map Book 39, page 97, in the Probate Office of Shelby County, Alabama.

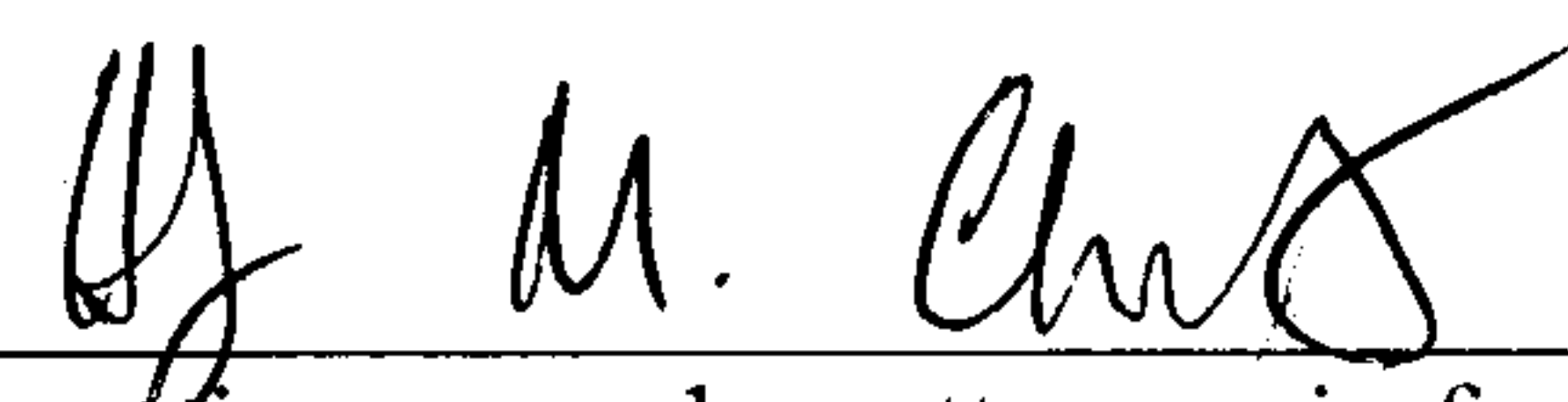
This conveyance is subject to:

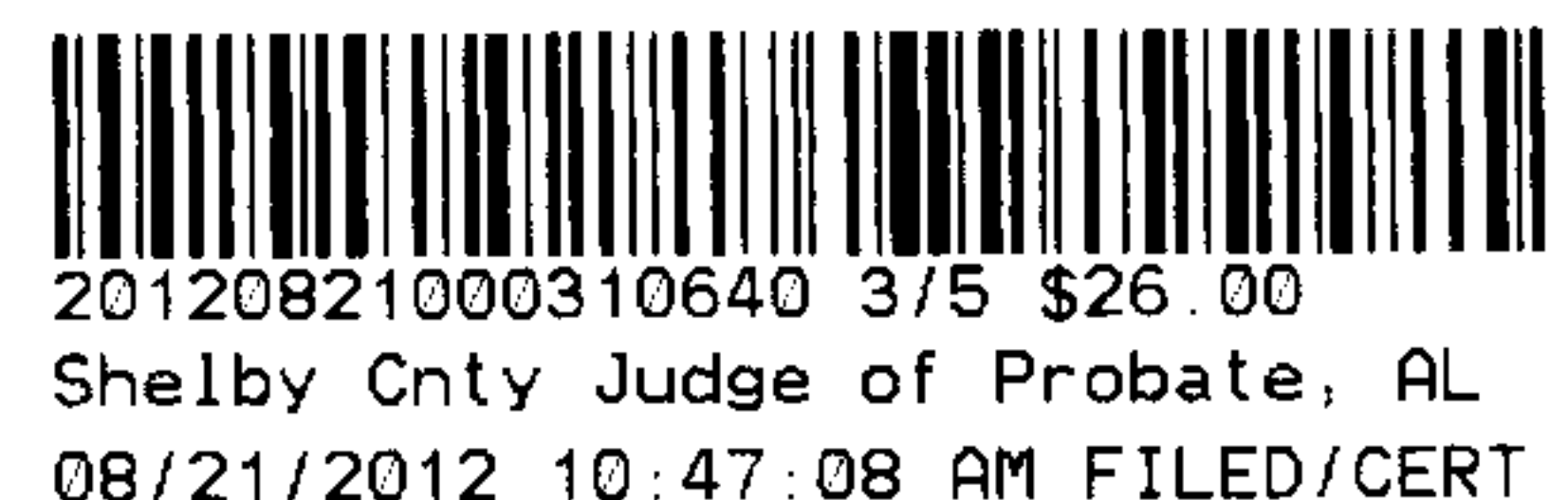
- i) All easements, restrictions and encumbrances of record, and
- ii) Any and all equitable or statutory rights of redemption.

TO HAVE AND TO HOLD to Frontier Bank, 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 20<sup>th</sup> day of August, 2012.

FRONTIER BANK

By   
as auctioneer and as attorney in fact  
for Frontier Bank





STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, a Notary Public in and for said County in said State, hereby certify that Holly M. Chesnut, whose name as attorney in fact for Frontier 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, she, in her 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 20<sup>th</sup> day of August, 2012.

Amanda K. Davidson  
Notary Public

My Commission Expires: 7-24-16

#### CERTIFICATE OF THE MORTGAGE OWNER

The undersigned, ~~LINDSEY WILKINSON~~ an authorized representative and agent for Frontier Bank, does hereby certify that Holly M. Chesnut, who acted as auctioneer in making the sale and conveyance evidenced by the foregoing foreclosure deed, was duly appointed by Frontier Bank as auctioneer for the purpose of making said sale and conveyance.


Dated this 20 day of August, 2012.

FRONTIER BANK

By Lindsay J. Wilkinson  
Its Authorized Representative and Agent

This instrument prepared by:

Holly M. Chesnut  
Anderson Weidner, LLC  
Financial Center  
505 North 20<sup>th</sup> Street, Suite 1450  
Birmingham, Alabama 5203  
(205) 324-1230

  
20120821000310640 4/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/21/2012 10:47:08 AM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name CHELSEA DEVELOPMENT  
Mailing Address FRONTIER BANK  
P.O. BOX 414  
CHELSEA, AL 35242

Grantee's Name FRONTIER BANK  
Mailing Address P.O. BOX 414  
CHELSEA, AL 35043

Property Address RAW ALLEGE  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale JUNE 14, 2012  
Total Purchase Price \$ 450,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale  
\_\_\_\_ Sales Contract  
\_\_\_\_ Closing Statement  
☒ Appraisal  
\_\_\_\_ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/21/12

Print LINDSAY J. WILKINSON, FOR FRONTIER BANK

\_\_\_\_ Unattested

Sign Lindsay J. Wilkinson

(Grantor/Grantee/Owner/Agent) circle one



20120821000310640 5/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/21/2012 10:47:08 AM FILED/CERT

Form RT-1