


STATE OF ALABAMA *
COUNTY OF SHELBY *


20121204000462580 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
12/04/2012 11:54:05 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore and on, to wit **Jordy's Developments, LLC**, an Alabama limited liability company (also known as Jordy's Development, LLC) ("Mortgagor") executed that certain Mortgage to **Frontier Bank** ("Mortgagee"), which said Mortgage was recorded on November 1, 2005 as Instrument # 20051101000568400 in the Office of the Judge of Probate of Shelby County, Alabama, as amended amended by instruments recorded as Instrument # 20060517000233800, 20070118000027850, 20070410000165650, and 20071108000517230 in said Probate Office; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and Frontier Bank, as holder of said Mortgage, did declare all of the indebtedness secured by said Mortgage due and payable, and said Mortgage subject to foreclosure as therein provided 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 of general circulation in Shelby County, Alabama, in its issues of November 14, 21, and 28, 2012; and

WHEREAS, on December 4, 2012, the day on which the foreclosure sale is due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the undersigned auctioneer did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana, of Shelby County, Alabama, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid in the sum of of One Hundred Fifty Seven Thousand Five Hundred and no/100 Dollars (\$157,500.00) made by Mortgagee as a credit against the debt; and

WHEREAS, Karen B. Johns, as designated agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

NOW, THEREFORE, in consideration of the premises and in order to evidence such sale, the Mortgagor, by and through the undersigned auctioneer, as agent and attorney-in-fact for Mortgagee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Mortgagee, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

Parcel I:

A part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4, Section 4, Township 20 South, Range 1 East; being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 East, for the point of beginning; thence run Southerly along the West boundary line of said Northeast 1/4 of Southwest 1/4, a distance of 188 feet to a point at the Northwest corner of James Fulton Sims and wife, Jewel McKinney Sims property as described in Deed Book 280, Page 466 and Deed Book 283, page 597; thence run East along the North boundary of line of said Sims property a distance of 157.5 feet to the Northeast corner of said Sims property; thence turn an angle to the right and run Southerly and parallel to the West boundary line of said Northeast 1/4 of Southwest 1/4, a distance of 457 feet more or less to a point on the right of way line of County Highway 51; thence turn to the left and run in an Easterly direction along said right of way a distance of 232 feet to a point; thence turn to the left and run Northerly and parallel to the West boundary line of said Northeast 1/4 of Southwest 1/4 a distance of 670 feet more or less to a point on the South boundary line of the Southeast 1/4 of Northwest 1/4 of said Section 4; thence turn to the right and run Easterly along said South boundary line a distance of 130 feet to a point; thence turn to the left and run Northerly and parallel to the West boundary line of said Southeast 1/4 of Northwest 1/4, a distance of 502 feet more or less to a point on the North boundary line of said Southeast 1/4 of the Northwest 1/4; thence turn to the left and run Westerly along said North boundary line a distance of 533.32 feet to a point on the Northwest corner of said Southeast 1/4 of Northwest 1/4; thence turn to the left and run Southerly along the West boundary line of the Southeast 1/4 of Northwest 1/4 a distance of 502 feet more or less to the point of beginning. Said tract of land lying in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, Section 4, Township 20 South, Range 1 East, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except, a tract of land consisting of approximately one and one-half acres situated in the Southwest corner of the Southeast 1/4 of the Northwest 1/4 and the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as commencing at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 East, point of beginning, run South along Forty line 188 feet, then East 157 1/2 feet to a point, then North and parallel with West Forty line 416 feet, then West 157 1/2 feet to a point on the Forty line, then South along Forty line 228 feet to a point and the point of beginning.

Parcel II:

A part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4, Section 4, Township 20 South, Range 1 East; being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4, Section 4, Township 20 South, Range 1 East; thence run Easterly along the North boundary line of said Northeast 1/4 of the Southwest 1/4 a distance of 403.31 feet to the point of beginning; thence turn to the right and run Southerly and Parallel to the West line of said Northeast 1/4 of the Southwest 1/4 a distance of 670 feet more or less to a point on the right of way line of County Highway 51; thence turn to the left and run Easterly along said right of way line a distance of 232 feet more or less to a point at the Southwest corner of the Jessie Frances Ramsey property as described in Deed Book 338, page 734; thence turn to the left and run North and parallel to the East line of the said Northeast 1/4 of the Southwest 1/4 which is the West line of said Ramsey property, a distance of 120 feet to a

point; thence turn to the right and run 40° North of East (according to said deed) a distance of 200 feet to a point; thence run East along said Ramsey property a distance of 108 feet to a point on the West line of the James Rodney Eaves property as described in Deed Book 315, page 709; thence turn to the left and run North along the said West line of the said James Rodney Eaves property and parallel to the East line of said Northeast 1/4 of the Southwest 1/4 and the East line of the Southeast 1/4 of the Northwest 1/4, a distance of 988 feet to a point on the North boundary line of said Southeast 1/4 of the Northwest 1/4 which is the Northwest corner of the said James Rodney Eaves property; thence turn left and run Westerly along the said North boundary line of the Southeast 1/4 of the Northwest 1/4 a distance of 368 feet to a point; thence turn to the left and run Southerly and parallel to the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 502 feet more or less to a point on the South line of said Southeast 1/4 of the Northwest 1/4 thence turn to the right and run Westerly along said South line a distance of 130 feet to the point of beginning. Said tract of land is lying in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, Section 4, Township 20 South, Range 1 East, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except:

The Survey of Yellow Leaf Farms, as recorded in Map Book 39, Page 134, in Shelby County, Alabama.


A Resurvey of Lots 1-4, 6-10, 12-19 and 21-23 of Yellow Leaf Farms, as recorded in Map Book 41, Page 139, in Shelby County, Alabama.

PARCEL III:

Lots 3A, 4A, 6A, 7A, 8A, 9A, 10A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A and Common Area according to A Resurvey of Lots 1-4, 6-10, 12-19 and 21-23 of Yellow Leaf Farms, as recorded in Map Book 41, Page 139, in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Mortgagee, its successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States.

The said property was sold on an "as is, where is," basis subject to any easements, encumbrances, and exceptions contained in said mortgage and those contained in the records in the Office of the Judge of Probate where the above-described property is situated. Said property was sold without warranty or recourse, express or implied as to title, use and/or enjoyment and was sold subject to the right of redemption of all parties entitled thereto.


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IN WITNESS WHEREOF, the said Mortgagee, by Karen B. Johns, as auctioneer conducting said sale has caused these presents to be executed on the 4th day of December, 2012.

Karen B. Johns

Karen B. Johns, as designated agent
and auctioneer conducting said sale

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen B. Johns, whose name as Auctioneer, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2012.

Carelynn M. Wilson
NOTARY PUBLIC
My Commission Expires: 2/4/14

THIS INSTRUMENT PREPARED BY:

Karen B. Johns, Esq.
Jones, Walker, Waechter, Poitevent,
Carrère & Denègre, L.L.P.
1819 5th Avenue North, Suite 1100
Birmingham, Alabama 35203


GRANTOR'S ADDRESS:

Jordy's Developments, LLC
Via Auctioneer Karen B. Johns
635 Dickerson Road
Pelham, AL 35124

*Amount from foreclosure bid
Property - vacant lots & raw land;
may not have street addresses.
Yellow Leaf Farm S/D*

GRANTEE'S ADDRESS:

Frontier Bank
P.O. Box 414
Chelsea, AL 35043
ATTN: John Robinson


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