



20130104000007110 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
01/04/2013 03:15:43 PM FILED/CERT

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:

Joshua F. Reif
Baker, Donelson, Bearman, Caldwell, and Berkowitz, P.C.
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203
(205) 328-0480

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS:

GREENWOOD CLEANERS, INC., an Alabama company ("Borrower"), having an address of 1615 Kent Dairy Road, Alabaster, AL 35007, executed that certain Mortgage dated January 16, 2008 (the "Mortgage"), in favor of Wilshire State Bank and recorded on February 8, 2008, in the Office of the Judge of Probate for Shelby County, Alabama (the "Recording Office") at Instrument No. 20080208000052790. Borrower defaulted in the payment of the indebtedness secured by the Mortgage and Wilshire State Bank then declared all of the indebtedness secured by the Mortgage due and payable and, in accordance with applicable law, 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 December 19, 2012, December 26, 2012, and January 2, 2013.

On January 4, 2013, during the legal hours of sale, the day and time on which the foreclosure sale was due to be held, Wilshire State Bank duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Shelby County Courthouse in the City of Columbiana, the property hereinafter described (the "Property").

No cash bids were obtained for the Property at the foreclosure sale.

At said sale, which was conducted by the undersigned auctioneer, in all respects in accordance with Alabama law, WILSHIRE STATE BANK (the "Purchaser"), became the purchaser of said Property, being the highest bidder and best bidder therefor in the amount of Two Hundred Seventy-One Thousand One Hundred Twenty-Four Dollars and 88/100 (\$271,124.88) on the indebtedness secured by the Mortgage and the Property was sold to Purchaser.

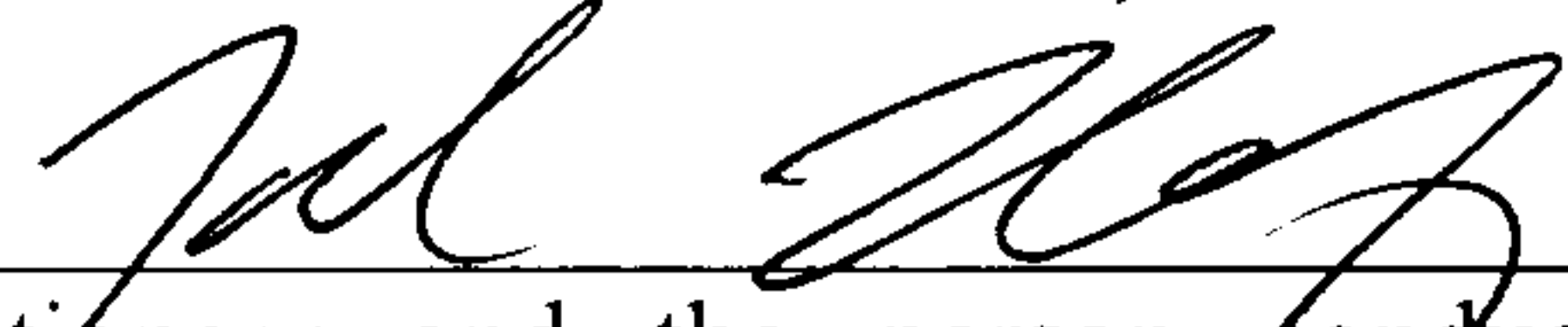
THEREFORE, in consideration of the premises and of a credit bid of Two Hundred Seventy-One Thousand One Hundred Twenty-Four Dollars and 88/100 (\$271,124.88) on the indebtedness secured by the Mortgage, **WILSHIRE STATE BANK**, acting by and through Joshua F. Reif, as the auctioneer and the person conducting the foreclosure sale, does hereby transfer and convey unto **PURCHASER**, subject to any unpaid real property ad valorem taxes or any liens for unpaid real property ad valorem taxes, the following described real estate:

See Exhibit A

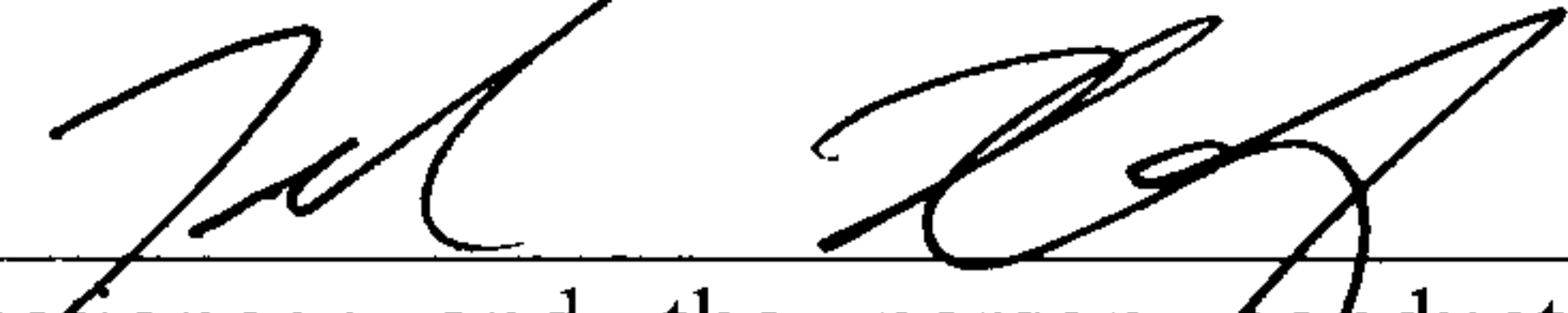
TO HAVE AND TO HOLD the Property unto Purchaser forever.

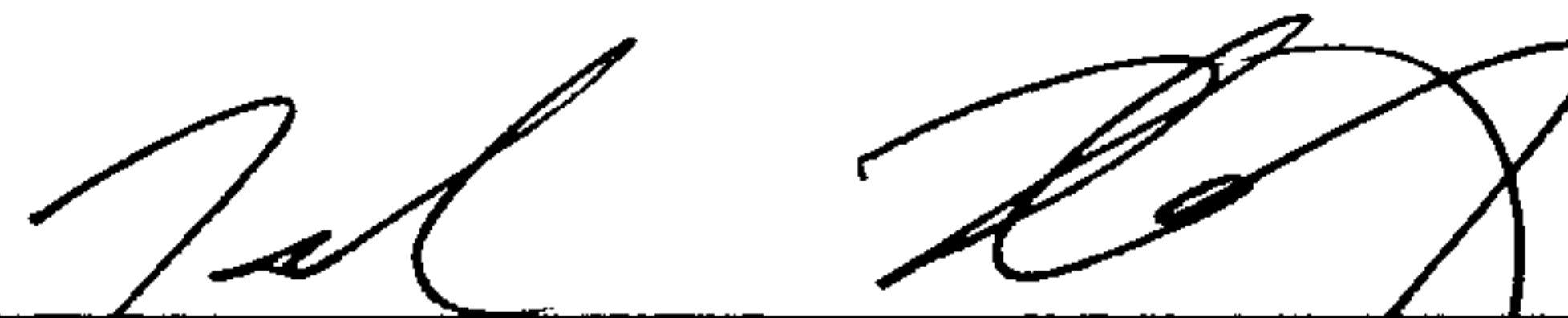
IN WITNESS WHEREOF, Wilshire State Bank has caused this instrument to be executed by **Joshua F. Reif**, as the auctioneer and the person conducting this foreclosure sale for **WILSHIRE STATE BANK**, in witness whereof Joshua F. Reif has executed this instrument in his capacity as such auctioneer on this 4th day of January, 2013.

GREENWOOD CLEANERS, INC.

By: 
as auctioneer and the person conducting the
foreclosure sale for Wilshire State Bank

WILSHIRE STATE BANK

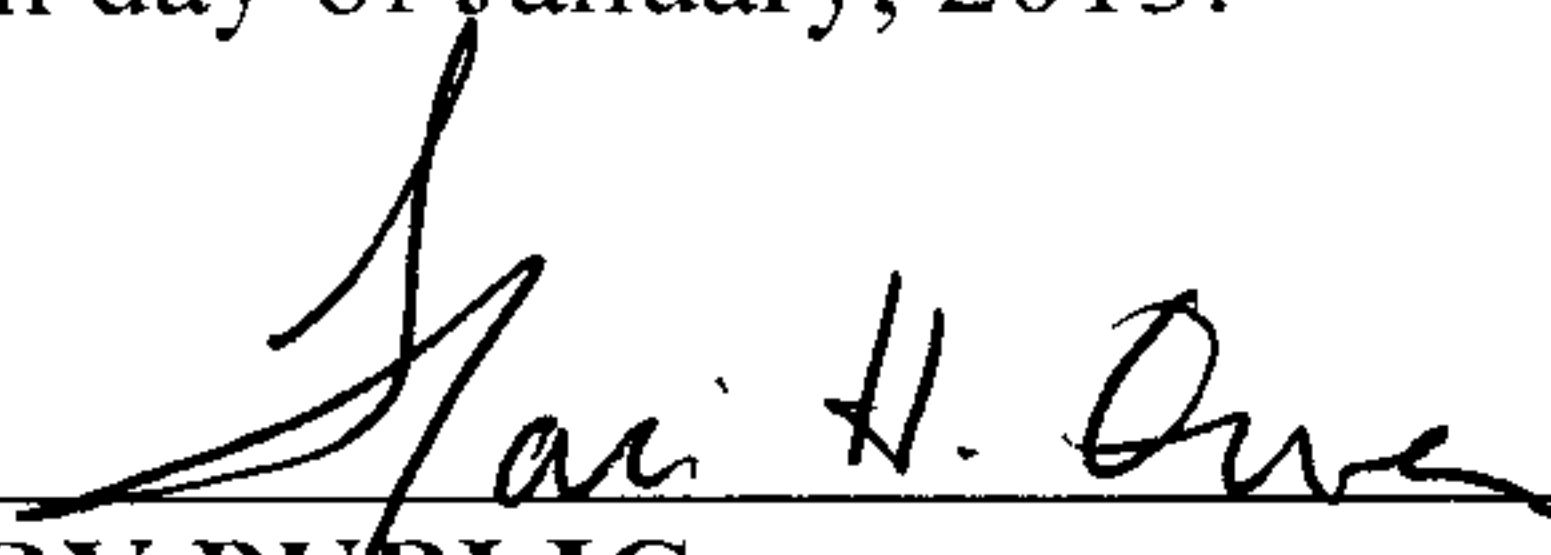
By: 
as auctioneer and the person conducting the
foreclosure sale for Wilshire State Bank


as auctioneer and the person conducting the
foreclosure sale for Wilshire State Bank

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOSHUA F. REIF, whose name as auctioneer and the person conducting the foreclosure sale for WILSHIRE STATE BANK, 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 4th day of January, 2013.



NOTARY PUBLIC


My commission expires: 4-30-14

RETURN INSTRUMENT TO PREPARER

EXHIBIT A

PROPERTY

Beginning at the southwest corner of Lot 13, of Park Place as recorded in Map Book 15, Page 47, in the Office of The Judge of Probate of Shelby County, Alabama and run thence southerly along the east line of warrior Drive a distance of 160.99' to a point on the North margin of Shelby County Highway No. #26 (AKA Kent Dairy Road); Thence turn 89 degrees 28 minutes 58 seconds left and run easterly along said margin of said Highway No. #26 a distance of 159.47' to a point; Thence turn 92 degrees 33 minutes 33 seconds left and run Northerly a distance of 155.74' to a point; Thence turn 90 degrees 24 minutes 25 seconds left and run westerly a distance of 46.07' to a point; Thence turn 92 degrees 28 minutes 54 seconds right and run Northerly a distance of 7.76' to a point marking the Southeast corner of same said Lot 13 of same said Park Place subdivision; Thence turn 89 degrees 30 minutes 02 seconds left and run westerly a distance of 108.00' to the point of beginning, containing 24,905 square feet. Property is subject to any and all agreements, easements, rights of way, additions or subtractions, restrictions and or limitations of probated record, applicable law or regulation.



20130104000007110 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
01/04/2013 03:15:43 PM 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 Wilshire State Bank
Mailing Address 3200 Wilshire Blvd.
Los Angeles, CA 90010

Grantee's Name Wilshire State Bank
Mailing Address 3200 Wilshire Blvd.
Los Angeles, CA 90010

Property Address 1615 Kent Dairy Rd.
Alabaster, AL 35007

Date of Sale 1/4/2013
Total Purchase Price \$ 271,124.88
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 Foreclosure Bid

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



20130104000007110 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
01/04/2013 03:15:43 PM FILED/CERT
Persons Conveying Interest

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 1/4/2013

Print Joshua F. Reif

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1