

20130118000026080 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/18/2013 01:35:00 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

E. Berton Spence  
Rumberger Kirk & Caldwell, P.C.  
Lakeshore Park Plaza, Suite 125  
2204 Lakeshore Drive  
Birmingham, AL 35209-6739

**SEND TAX NOTICE TO:**

GCCFC 2007-GG11 ROUTE 280, LLC  
c/o LNR Partners, LLC  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

STATE OF ALABAMA )

SHELBY COUNTY )

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS:** MJM Chelsea, LLC; an Alabama limited liability company, ("Mortgagor"), did, to-wit, on the 19th day of July, 2007, execute a mortgage in favor of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, in its capacity as nominee for Goldman Sachs Commercial Mortgage Capital, L.P., ("Mortgagee"), which mortgage is recorded as Instrument #20070719000338680 in the Office of the Judge of Probate of Shelby County, Alabama (the "Records"), said mortgage being assigned by Mortgagee to GCCFC 2007-GG11 ROUTE 280, LLC, an Alabama limited liability company ("Mortgagee" and "Grantee"), pursuant to that certain Assignment of Mortgage and Security Agreement and Fixture Filing and Other Loan Documents, recorded on October 25, 2012 as Instrument #20121025000411100 in the Records.

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the 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 of general circulation published in Shelby County, Alabama, in its issues of December 26, 2012; January 2 and January 9, 2013; and

**WHEREAS,** on the 17th day of January, 2013, 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 was duly and properly conducted, and GCCFC 2007-GG11 ROUTE 280, LLC, an Alabama limited liability company, the Mortgagee, did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in the City of Columbiana, Alabama, the property described below, together with the Mortgagee's interest in the personal property, equipment, fixtures and inventory located in or on the described real property; to wit: **PROPERTY DESCRIPTION:** Lot 4, according to the map of Chelsea Crossings Subdivision, as recorded in Map Book 37, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with an easement for ingress and egress created under Inst #200604210000186980 and as shown on Map Book 37, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; and

**WHEREAS,** the highest and best bid obtained for the property described in the aforementioned mortgage was the credit bid of GCCFC 2007-GG11 ROUTE 280, LLC, as Mortgagee in the amount of Five Million Fifty-Five Thousand Three Hundred Eighty-Three Dollars (\$5,055,383.00), which sum was

offered to be credited against the indebtedness secured by said mortgage, and said property was thereupon sold to the said GCCFC 2007-GG11 ROUTE 280, LLC; and

**WHEREAS**, E. Berton Spence conducted said sale on behalf of said GCCFC 2007-GG11 ROUTE 280, LLC; and

**WHEREAS**, said mortgage expressly authorized the person conducting the sale to execute to the purchaser at said sale a deed to the property so purchased;


**NOW THEREFORE**, in consideration of the premises and the bid of Five Million Fifty-Five Thousand Three Hundred Eighty-Three Dollars (\$5,055,383.00), MJM Chelsea, LLC, acting by and through GCCFC 2007-GG11 ROUTE 280, LLC, by and through the said E. Berton Spence, as auctioneer and the person conducting the sale on behalf of the mortgagee or transferee of said mortgagee, does hereby grant, bargain, sell and convey unto GCCFC 2007-GG11 ROUTE 280, LLC the real estate situated in Shelby County, Alabama, and described below, together with the Mortgagee's interest in the personal property, equipment, fixtures and inventory located in or on the above described real property:

**PROPERTY DESCRIPTION:** Lot 4, according to the map of Chelsea Crossings Subdivision, as recorded in Map Book 37, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with an easement for ingress and egress created under Inst #200604210000186980 and as shown on Map Book 37, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama;

**TO HAVE AND TO HOLD** the above described property unto GCCFC 2007-GG11 ROUTE 280, LLC ("Grantee"), its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

**IN WITNESS WHEREOF**, the said GCCFC 2007-GG11 ROUTE 280, LLC has caused this instrument to be executed by E. Berton Spence, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said E. Berton Spence has executed this instrument in his capacity as such auctioneer on January 17, 2013.

*Signature page to follow*

  
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**GCCFC 2007-GG11 ROUTE 280, LLC**

For: **Mortgagor**

By: GCCFC 2007-GG11 ROUTE 280, LLC

Mortgagee or Transferee of Mortgagee

By:

E. Berton Spence  
E. Berton Spence, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee

**GCCEC 2007-GG11 ROUTE 280, LLC**

By:

E. Berton Spence  
E. Berton Spence, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee

E. Berton Spence  
E. Berton Spence, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA           )  
  )  
SHELBY COUNTY            )

I, the undersigned Notary Public in an for said County in said State, hereby certify that E. Berton Spence, whose name as Auctioneer and the person conducting said sale for the Mortgagee and Transferee of the Mortgagee 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.


Given under my hand this the 17<sup>th</sup> day of January 2013.

Linda Latham  
Notary Public

My Commission Expires:

04-21-14

[Notary Seal]

  
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# Real Estate Sales Validation Form

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

Grantor's Name MJM Chelsea, LLC  
Mailing Address 421 Office Park Drive  
Birmingham, AL 35223

Grantee's Name GCCFC 2007-GG11  
Mailing Address Route 280, LLC  
c/o LNR Partners, LLC  
1601 Washington Ave.  
Miami Beach, FL 33139

Property Address 16054 U.S. Hwy 280  
Chelsea, AL

Date of Sale 1-17-2013

Total Purchase Price \$5,055,383.00

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 Lender credit bid as recited in deed

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

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 1-17-2013

Print E. Berton Spence

Unattested

Linda Latham  
(verified by)

Sign

E. Berton Spence

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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