

Grantor's Name: Charles Hawkins DBA Tyler Construction  
Mailing Address: 150 Revolutionary Way  
Montevallo, AL 35115  
Property Address: 163 Revolutionary Way  
Montevallo, AL 35115

Grantee's Name: First United Security Bank  
Mailing Address: PO Box 1763  
Calera, AL 35040  
Date of Sale: 02//06/2013

Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$157,000.00  
Assessor's Market Value \$ \_\_\_\_\_

or

The purchase price or actual value claimed on this deed 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 \_\_\_\_\_

This instrument prepared by:


Michael B. Odom  
Haskell Slaughter Young & Rediker, LLC  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203

Send tax notice to:

First United Security Bank  
PO Box 1763  
Calera, AL 35040

**FORECLOSURE DEED**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY     )

  
20130208000058180 1/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/08/2013 02:19:46 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS, THAT:**

**WHEREAS**, heretofore on, to-wit: August 12, 2009, Charles Hawkins DBA Tyler Construction, ("Mortgagor"), executed a certain mortgage to First United Security Bank, ("Mortgagee"), which said mortgage is recorded in the records of the office of the Judge of Probate of Shelby County, Alabama in Instrument # 20090817000315480 ("Mortgage"), and

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and the said Mortgagee 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 January 2, 9 & 16, 2013; and,

**WHEREAS**, on January 23, 2013, the day on which the foreclosure sale was 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 said Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of First United Security Bank, in the amount of One Hundred Fifty-Seven Thousand and no/100 Dollars (\$157,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to First United Security Bank; and,

**WHEREAS**, Michael B. Odom, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

**WHEREAS**, said Mortgage expressly authorized the person conducting said 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 purchase price of One Hundred Fifty-Seven Thousand and no/100 Dollars (\$157,000.00), Charles Hawkins DBA Tyler Construction, Mortgagor, by and through the said Michael B. Odom, agent and attorney-in-fact for Mortgagee, does grant, bargain, sell and convey unto the said First United Security Bank, all of her rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to wit:

Lot 11, according to the Survey of Colonial Oaks, Phase 1, as recorded in Map Book 39, Page 45, corrected in Map Book 39, Page 115 in the Probate office of Shelby County, Alabama.

**SUBJECT TO** ad valorem taxes.



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Shelby Cnty Judge of Probate, AL  
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**SUBJECT TO** any and all easements, restrictions, encumbrances or other interests of record which take priority over the Mortgage.

**SUBJECT TO** the statutory right of redemption on the part of those entitled to redeem.

**TO HAVE AND TO HOLD**, the above described property unto the said First United Security Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

**IN WITNESS WHEREOF**, the said First United Security Bank, by Michael B. Odom, agent and attorney-in-fact for Michael B. Odom, as auctioneer conducting said sale, has caused these presents to be executed on this, the 7<sup>th</sup> day of February, 2013.

BY: M. B. Odom  
Michael B. Odom, agent and attorney-in-fact for  
First United Security Bank, as Auctioneer

BY: M. B. Odom  
Michael B. Odom, agent and attorney-in-fact for  
Charles Hawkins DBA Tyler Construction,  
Mortgagors

M. B. Odom  
Michael B. Odom, as Auctioneer conducting said  
sale



20130208000058180 4/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for First United Security 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 agent and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7<sup>th</sup> day of February, 2013.

Mary J. Barnett  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 17, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for Charles Hawkins DBA Tyler Construction, 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, that he, in his capacity as such agent and attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7<sup>th</sup> day of February, 2013.

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