

Grantor: LOU ANN HEDDEN 1090 Country Club Circle Hoover, AL 35244 Grantee: (Bidder) STAR PROPERTIES, LLC 2201 Hidden Ridge Circle Birmingham, AL 35243	Property Address: 1090 Country Club Circle Hoover, AL 35244 Date of Sale: February 14, 2013 Total Purchase Price: \$343,401.00 Purchase Price Verification: See deed below
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This Instrument Prepared By:
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Shelby County, AL 02/15/2013
State of Alabama
Deed Tax: \$343.50

Send Tax Notice To:
Star Properties, LLC
2201 Hidden Ridge Circle
Birmingham, AL 35243

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20130215000067050 1/4 \$364.50
Shelby Cnty Judge of Probate, AL
02/15/2013 03:13:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 27, 2012, Lou Ann Hedden, An Unmarried Person, mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument #20120501000149900, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass Bank 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 23, 30 and February 06, 2013; and,

WHEREAS, on February 14, 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 Compass Bank 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 Star Properties, LLC in the amount of Three Hundred Forty-Three Thousand Four Hundred-One and 00/100 Dollars (\$343,401.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Star Properties, LLC; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, 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 credit of Three Hundred Forty-Three Thousand Four Hundred-One and 00/100 Dollars (\$343,401.00), Lou Ann Hedden, An Unmarried Person, mortgagor, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, do grant, bargain, sell and convey unto the said Star Properties, LLC, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:


Lot 3409, According To The Survey Of Riverchase Country Club, 34th Addition, As Recorded In Map Book 15, Page 32 A, B & C, In The Office Of The Judge Of Probate Of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements and restrictions of record.

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 Star Properties, LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.


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IN WITNESS WHEREOF, the said Compass Bank, by Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 14th day of February, 2013.

Compass Bank

BY: Karen G. Knowlton
Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as Auctioneer

Karen G. Knowlton
Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Compass Bank as auctioneer conducting said sale, 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, 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 14th day of February, 2013.

Sara D. Chilton

Notary Public

12-09-2015


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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 Compass Bank
Mailing Address 2114 2ND AVEN
B'Ham, AL 35205

Grantee's Name STARZ Properties, LLC
Mailing Address 2201 HIDDEN RIDGE CR
B'Ham, AL 35243

Property Address 1090 Country Club Cir
Hoover, AL 35244

Date of Sale 2/14/13
Total Purchase Price \$ 343,401

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 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 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 2/15/13

Print Ken Burks

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1