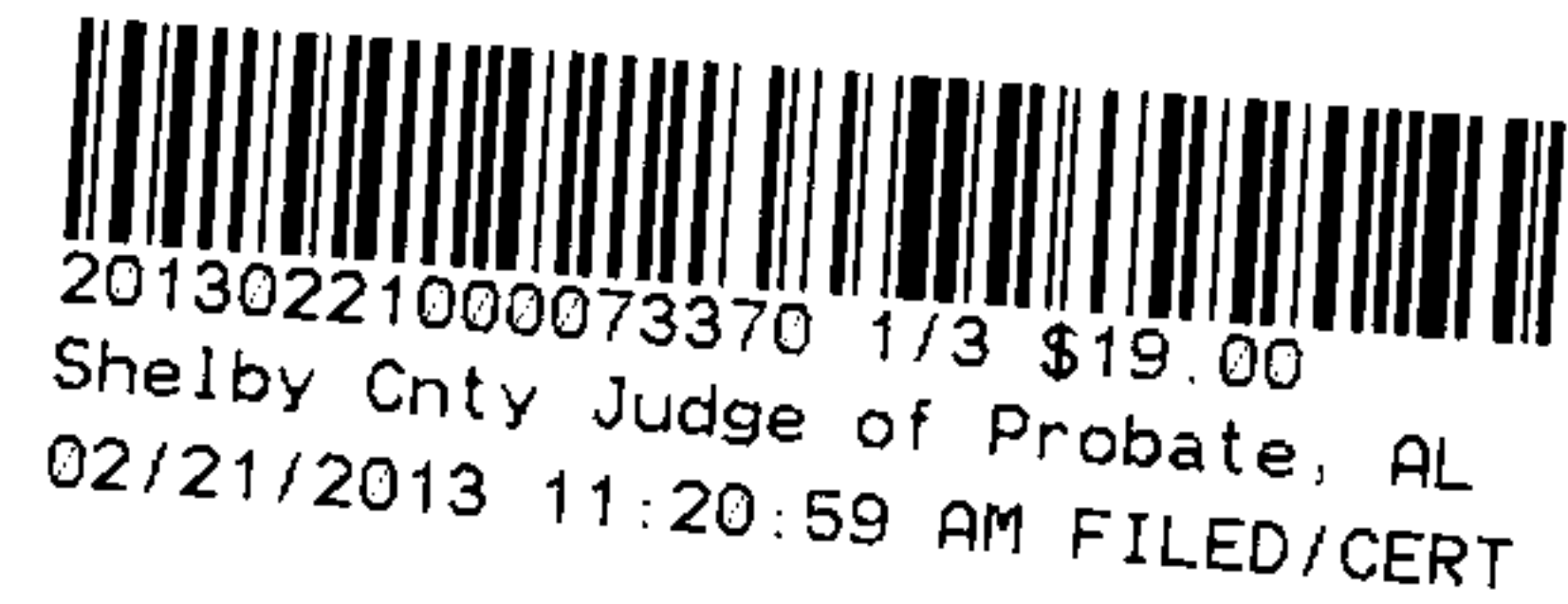


FORECLOSURE DEED

PREPARED BY:

Cassandra Harris Kalupa
Galese & Ingram, P.C.
800 Shades Creek Parkway, Suite 300
Birmingham, Alabama 35209



STATE OF ALABAMA)
)
SHELBY COUNTY)

WHEREAS, Ridgecrest Homes, LLC, an Alabama limited liability company, did on November 30, 2006, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20061205000587730, which mortgage did convey the lands hereinafter described to Citizens Trust Bank, ("Seller"); and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Seller and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the name of the mortgagor; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks; viz: January 30, February 6, and 13, 2013, in the Shelby County Reporter, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Cassandra Harris Kalupa, as attorney-in-fact for the mortgagor and as attorney-in-fact for said mortgagee, and Cassandra Harris Kalupa, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on February 21, 2013, and at said sale each of the twenty parcels/lots were offered for sale separately, to which no bids were made, and then offered all together, whereby Citizens Trust Bank ("Buyer") was the highest bidder for the sale of the property as a whole at and for the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00), and said property was sold to the said Buyer at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, Seller by and through my attorney-in-fact, Cassandra Harris Kalupa, duly authorized as aforesaid and Cassandra Harris Kalupa as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) to me in hand paid by the said Buyer, receipt of which is hereby

acknowledged, does GRANT, BARGAIN, SELL and CONVEY unto the said Buyer the following described real estate lying and being situated in the County of Shelby, State of Alabama, to wit:

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 43, 44 and 45, according to the Final Plat of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, page 43, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Buyer and assigns FOREVER.

IN WITNESS WHEREOF, the mortgagee, Seller, by and through my attorney-in-fact, Cassandra Harris Kalupa as auctioneer and person making the sale, have hereunto set my hand and seal this 21st day of February, 2013.

CITIZENS TRUST BANK

By: Cassandra Harris Kalupa
Attorney-in Fact
Cassandra Harris Kalupa
Auctioneer and person making the said Sale

STATE OF ALABAMA)
)
JEFFERSON COUNTY) ACKNOWLEDGMENT

I, Charles N. Miller, a Notary Public in and for said County and State, hereby certify that Cassandra Harris Kalupa, whose name as attorney-in-fact for Citizens Trust Bank, and Cassandra Harris Kalupa, whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that she, in her capacity as such attorney-in-fact for Citizens Trust Bank, and with full authority, executed the same voluntarily for and as the act of said Citizens Trust Bank, and that she, in her capacity as auctioneer and person making the said sale, being informed as such auctioneer and person making such sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of February, 2013.

Charles N. Miller
Notary Public
My Commission Expires: Oct 9, 2016

Real Estate Sales Validation Form

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

Grantor's Name Ridgecrest Homes, LLC by attorney-in-fact Grantee's Name Citizens Trust Bank
Mailing Address Cla Bialese + Ingram, P.C. Mailing Address Cla Bialese + Ingram, P.C.
800 Shades Creek Pkwy, #300 800 Shades Creek Pkwy, Ste 300
Birmingham, AL 35209 Birmingham, AL 35209

Property Address Lots, part of Ridgecrest Date of Sale 2/21/2013
Subdivision, Phase I, Total Purchase Price \$ 170,000.00
Map Book 37, Page 43,
Shelby County, AL 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 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 _____

Print Cassandra H. Kalupa

Unattested _____

Sign Cassandra H. Kalupa

(verified by)

(Grantor/Grantee/Owner/Agent) circle one