

THIS INSTRUMENT PREPARED BY:

Clark A. Cooper, Esq.
Balch & Bingham LLP
Post Office Box 306
Birmingham AL 35201-0306

SEND TAX NOTICE TO:

Dan McArthur
First United Security Bank
PO Box 1763
Calera, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: Shawn Callahan a/k/a Shawn Eric Callahan did, to-wit, on the 14th day of July, 2006, execute that certain Real Estate Mortgage to First United Security Bank, which mortgage is recorded at Instrument Number 20060725000357120 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 First United Security Bank, 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*, newspaper of general circulation published in Shelby County, Alabama, in its issues of May 15, 2013, May 22, 2013 and May 29, 2013; and

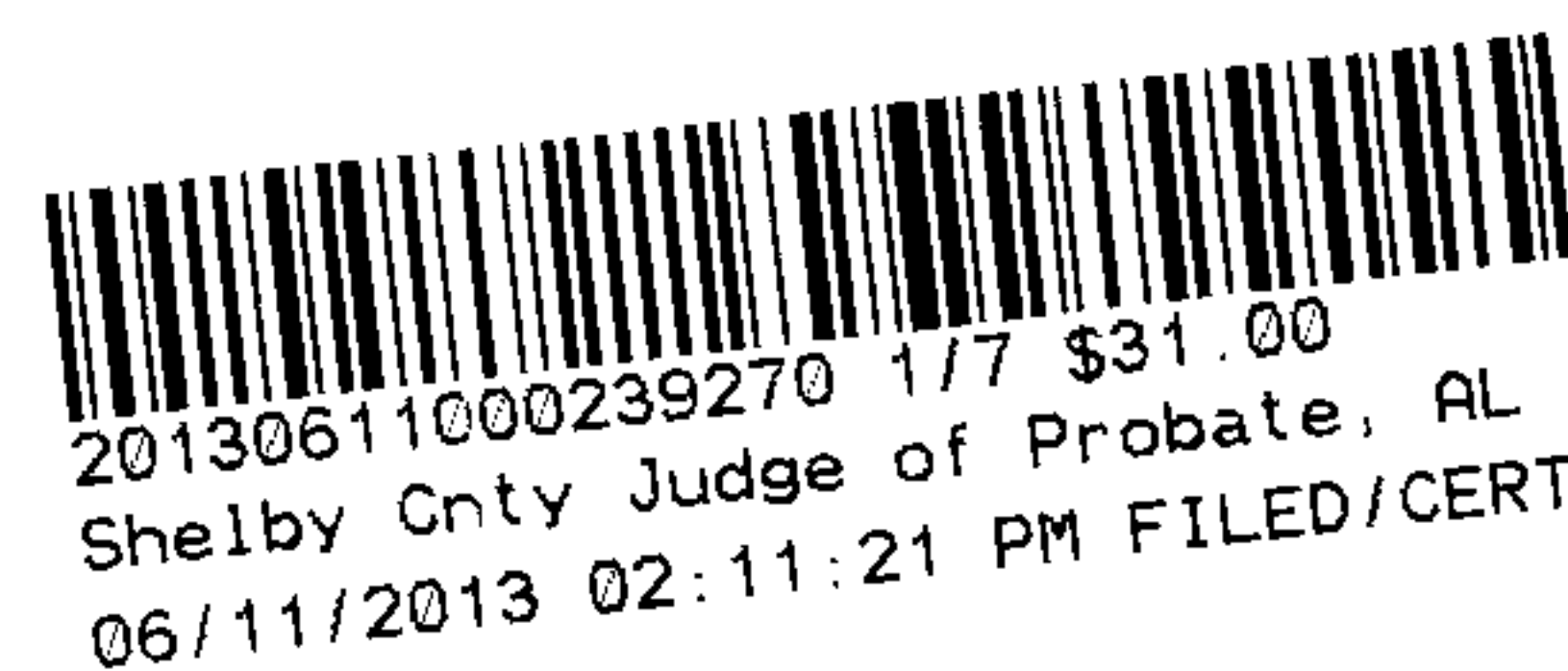
WHEREAS, on the 11th day of June, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and First United Security Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

PARCEL I:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section, a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 28.80 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 249.54 feet; thence South 81 degrees 16 minutes 0 seconds East and leaving said right of way a distance of 174.27 feet; thence North 4 degrees 25 minutes 37 seconds East a distance of 59.91 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 113.34 feet; thence North 5 degrees 34 minutes 23 seconds West, a distance of 167.16 feet to the southerly right of way of Shelby County Hwy. 213; thence North 77 degrees 7 minutes 54 seconds West along said right of way a distance of 259.48 feet to the POINT OF BEGINNING.

ALSO, a 20' ingress, egress and utility easement described as follows:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4 - 1/4 section a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 28.80 feet; thence continue along the last described course a distance of 249.54 feet; thence south 81 degrees 16 minutes 0 seconds East and leaving said right of way a distance of 174.27 feet; thence North 4 degrees 25 minutes 37



seconds East a distance of 59.91 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 103.19 feet to the POINT OF BEGINNING of the centerline of a 20' ingress, egress and utility easement lying 10 feet to either side of end parallel to described centerline; thence North 5 degrees 34 minutes 23 seconds West a distance of 168.73 feet to the southerly right of way of Shelby County Hwy. 213 and the END of said centerline.

According to the survey of Rodney Shiflett, dated October 31, 2001.

PARCEL II:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 398.29 feet; thence South 81 degrees 14 minutes 47 seconds East and leaving said right of way a distance of 175.00 feet; thence North 4 degrees 20 minutes 50 seconds East a distance of 29.98 feet to the POINT OF BEGINNING; thence south 0 degrees 54 minutes 55 seconds East a distance of 142.30 feet; thence North 5 degrees 34 minutes 23 seconds West a distance of 164.05 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 113.34 feet; thence South 4 degrees 25 minutes 37 seconds West a distance of 150.00 feet to the POINT OF BEGINNING.

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According to the survey of Rodney Shiflett, dated October 31, 2001.

Parcel 3

Tract One

A parcel of land located in the East half of the Northwest quarter of the Northwest quarter of Section 2, Township 24 South, Range 13 East on Calera, Alabama more particularly described as follows: Commence at a Alabama Highway Department Concrete Right of Way Monument on the West Right of Way line of U. S. Highway 31 in Calera, Alabama, marked Station 107+31.6 and run North 2 degrees 30 minutes 13 seconds East along said Right of Way line for 173.51 feet to the intersection of said Right of Way line for 173.51 feet to the intersection of said Right of Way line with the Southerly Right of Way line of

20th Avenue; thence North 86 degrees 19 minutes 17 seconds West along said Right of Way line for 79.00 feet to the point of beginning; thence continue North 86 degrees 19 minutes 17 seconds West along said Right of Way line for 50.00 feet; thence South 0 degrees 00 minutes 00 seconds East for 100.38 feet; thence South 88 degrees 59 minutes 20 seconds East for 45.66 feet; thence North 2 degrees 28 minutes 43 seconds East for 97.93 feet to the point of beginning. Situated in Shelby County, Alabama.

Tract Two

Part of Lots 1, 2 and 3, Block 1, according to the map and survey of Storrs and Fletchers Addition to Calera, as recorded in Map Book 3, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at a Alabama Highway Department Concrete right of way marker on the West right of way line of U. S. Highway 31, in Calera, Alabama, marked Station 107 + 31.6 and run North 2 degrees 30 minutes 13 seconds East along said right of way line for 29.51 feet to the point of beginning; thence North 88 degrees 59 minutes 32 seconds West for a distance of 122.48 feet; thence North 0 degrees 00 minutes 00 seconds East for 50.00 feet; thence South 88 degrees 59 minutes 20 seconds East for 45.66 feet; thence North 2 degrees 28 minutes 43 seconds East for 97.93 feet to the South right of way line of 20th Avenue; thence South 86 degrees 19 minutes 17 seconds East along said right of way line for 79.00 feet to the intersection of said right of way line with the west right of way line of U.S. Highway 31; thence South 2 degrees 30 minutes 13 seconds West along said U. S. 31 right of way for 144.00 feet to the point of beginning, being located in the East one—half of the Northwest Quarter of the Northwest Quarter of Section 2, Township 24 South, Range 13 East, in Calera, in Shelby County, Alabama.

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 Eighty Seven Thousand and 00/100 Dollars (\$187,000.00), which sum was offered to be credited against the indebtedness secured by said mortgage, and said property was thereupon sold to the said First United Security Bank; and

WHEREAS, Clark A. Cooper conducted said sale on behalf of Shawn Callahan a/k/a Shawn Eric Callahan and First United Security Bank; 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 One Hundred Eighty Seven Thousand and 00/100 Dollars (\$187,000.00), Shawn Callahan a/k/a Shawn Eric Callahan, acting by and through First United Security Bank, Mortgagee, by and through the said Clark A. Cooper, as auctioneer and the person conducting the sale on behalf of the Mortgagee, does hereby grant, bargain, sell and convey unto First United Security Bank, the following real estate situated in Shelby County, Alabama, to-wit:

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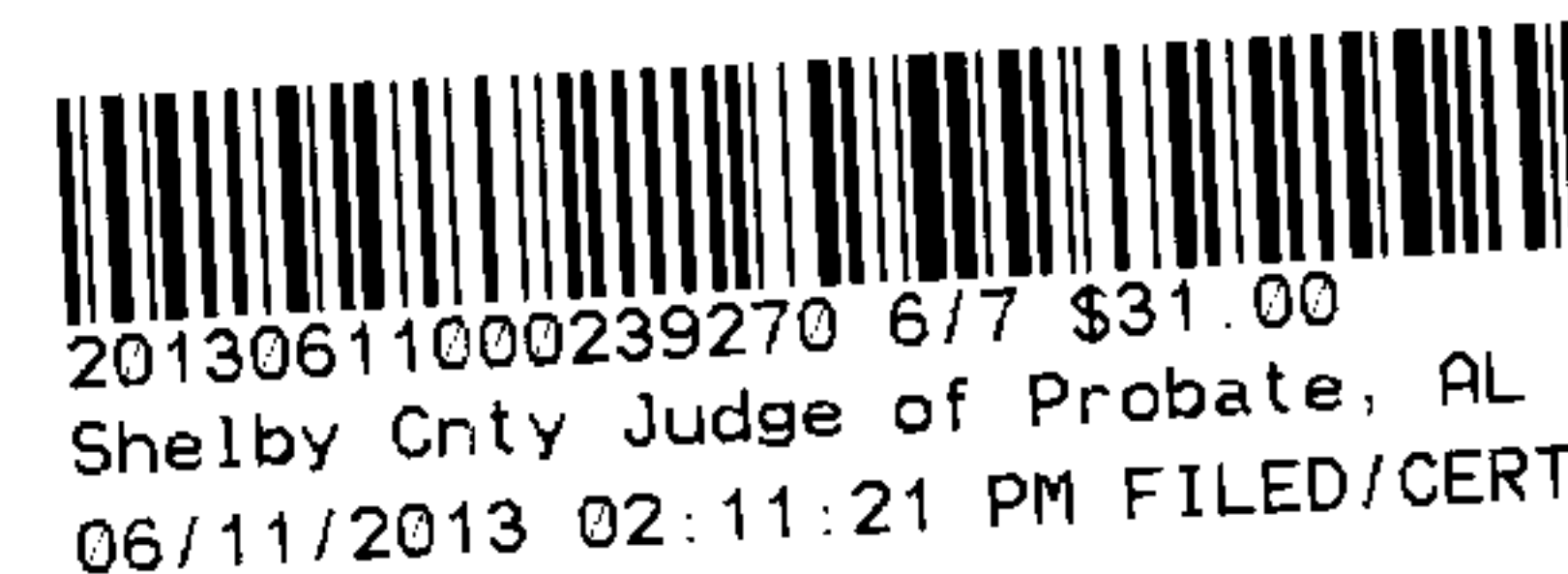
TO HAVE AND TO HOLD THE above described property unto First United Security Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

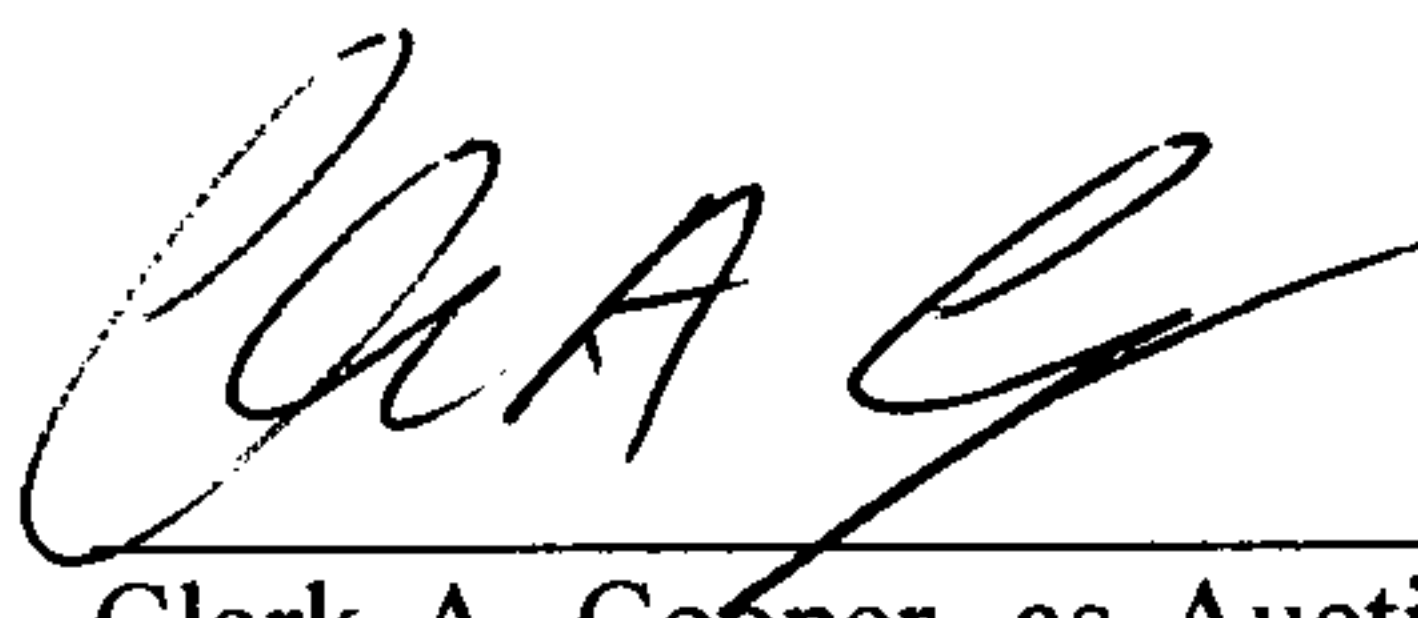
IN WITNESS WHEREOF, the said First United Security Bank has caused this instrument to be executed by Clark A. Cooper, as auctioneer and the person conducting said sale for the Mortgagee, and in

witness whereof the said Clark A. Cooper has executed this instrument in his capacity as such auctioneer on June 11, 2013.

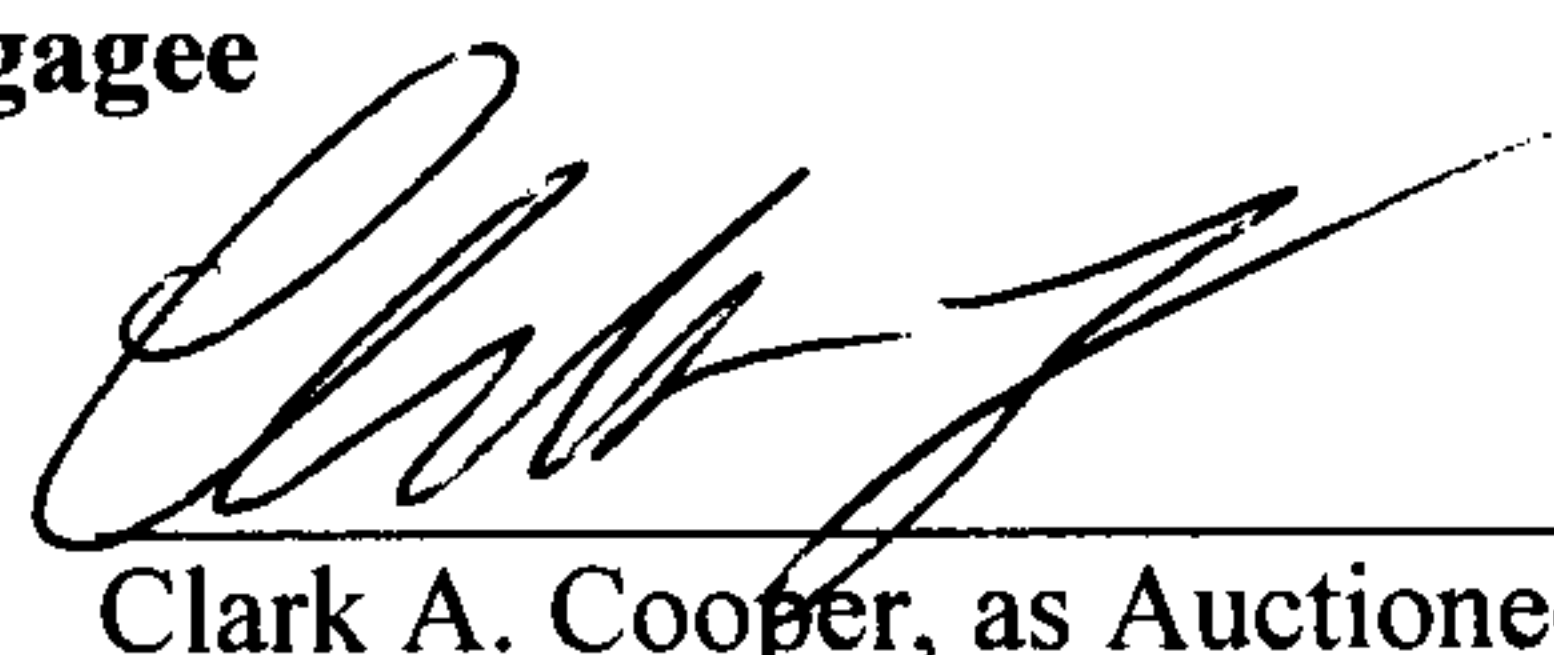
**Shawn Callahan a/k/a Shawn Eric Callahan
Mortgagor**

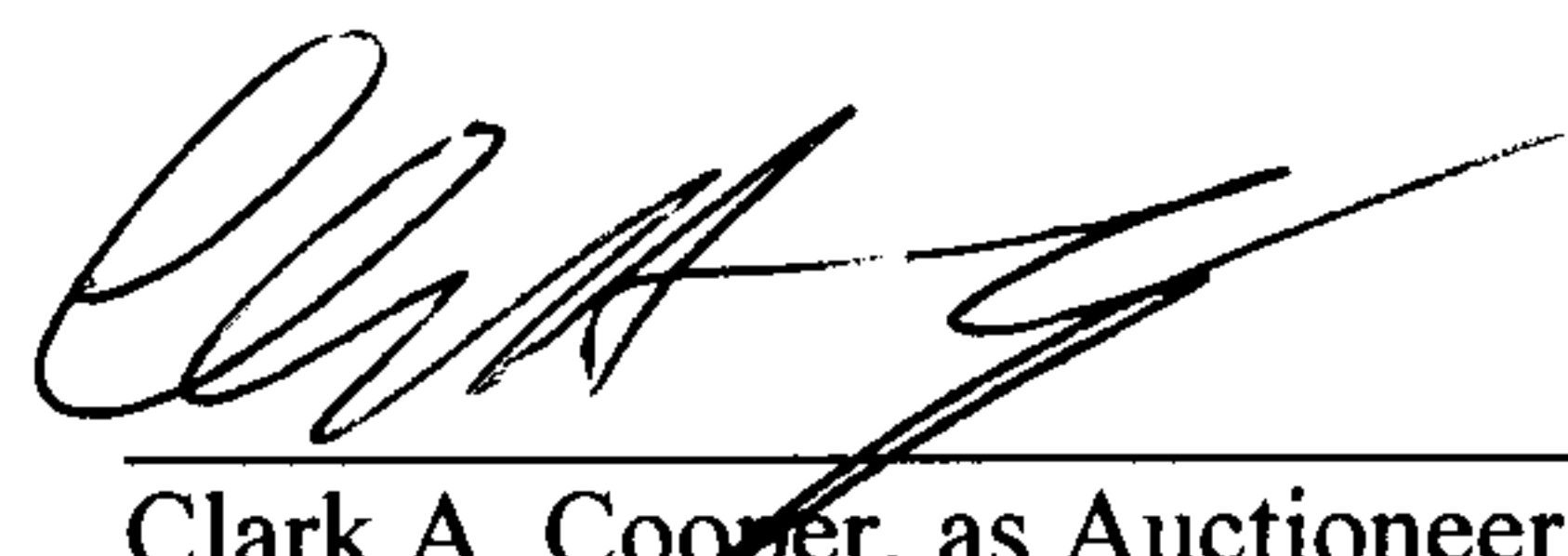
By: First United Security Bank
Mortgagee



By: 
Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee

**First United Security Bank
Mortgagee**

By: 
Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee

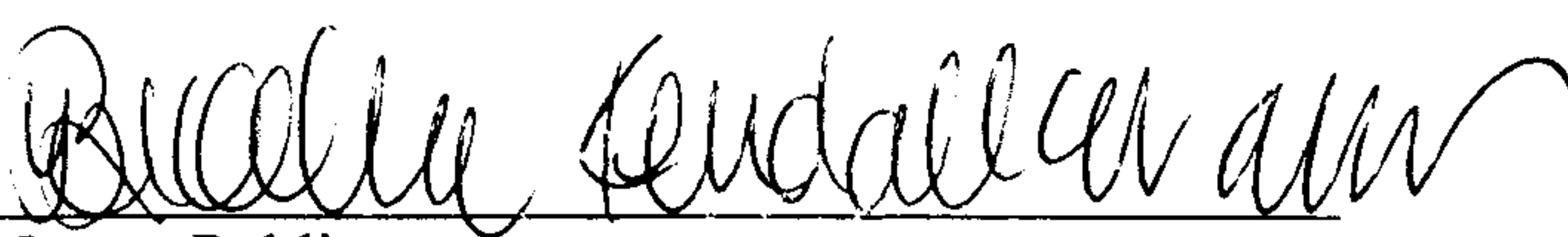

Clark A. Cooper, as Auctioneer and the person
conducting said sale for the Mortgagee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Clark A. Cooper, whose name as Auctioneer and the person conducting said sale for 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, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 11th day of June 2013.

BROCKE KENDALL EVANS
Notary Public, Alabama State At Large
My Commission Expires 10, 2016


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Shawn Cullaha
Mailing Address 2360 Timber Lane
Alabaster, AL 35007

Grantee's Name First United Security Bk
Mailing Address P.O. Box 1763
Culera, AL 35080

Property Address _____

Date of Sale June 11, 2013
Total Purchase Price \$ 187,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130611000239270 7/7 \$31.00
Shelby Cnty Judge of Probate, AL
06/11/2013 02:11:21 PM FILED/CERT

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 Mortgage 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 June 11, 2013

Print Clark Cooper

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one