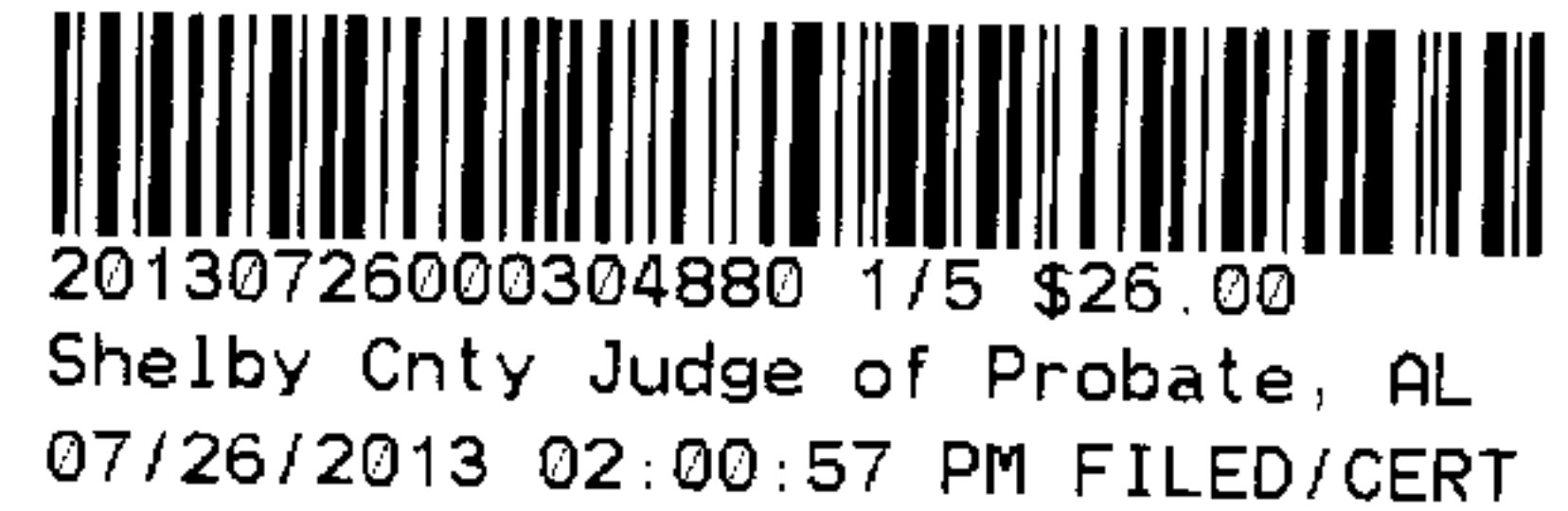


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, **South Grande View Development Co., Inc., an Alabama corporation** (the "Grantor" or "Mortgagor"), executed that certain Mortgage and Security Agreement to **Alamerica Bank** (herein referred to as "Grantee" or "Mortgagee"), dated October 3, 2005, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20051006000521930**; as modified by that certain Modification to Loan Documents from Mortgagor to Mortgagee, dated June 30, 2010, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20100706000213470** (collectively, the "Mortgage"); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Mortgagee did declare all of the indebtedness secured by the 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 Certified U.S. Mail, return receipt requested, and by regular U.S. Mail and by publication in **The Shelby County Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **June 26, 2013, July 3, 2013 and July 10, 2013**.

WHEREAS, on **July 24, 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 Mortgagee did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County Courthouse located at Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Mortgagee in the amount of **\$300,000.00** which sum was offered to be credited on the indebtedness secured by said Mortgage, and said property was thereupon sold to Mortgagee; and,

WHEREAS, Bradley R. Hightower conducted the sale on behalf of Mortgagee; 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 **\$300,000.00**, South Grande View Development Co., Inc., Mortgagor, by and through Alamerica Bank, does grant, bargain, sell and convey unto Mortgagee, the real property situated in Shelby County, Alabama described in the attached **Exhibit "A."**

TO HAVE AND TO HOLD, the above described property unto Mortgagee, its/his/her successors and assigns forever; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, South Grande View Development Co., Inc., Mortgagor, by Alamerica Bank, by Bradley R. Hightower, as auctioneer conducting said sale caused these presents to be executed on this the 25th day of July 2013.

**South Grande View Development Co., Inc., an Alabama corporation**

By: **Alamerica Bank**

By:

  
\_\_\_\_\_  
**Bradley R. Hightower,**  
**Auctioneer**

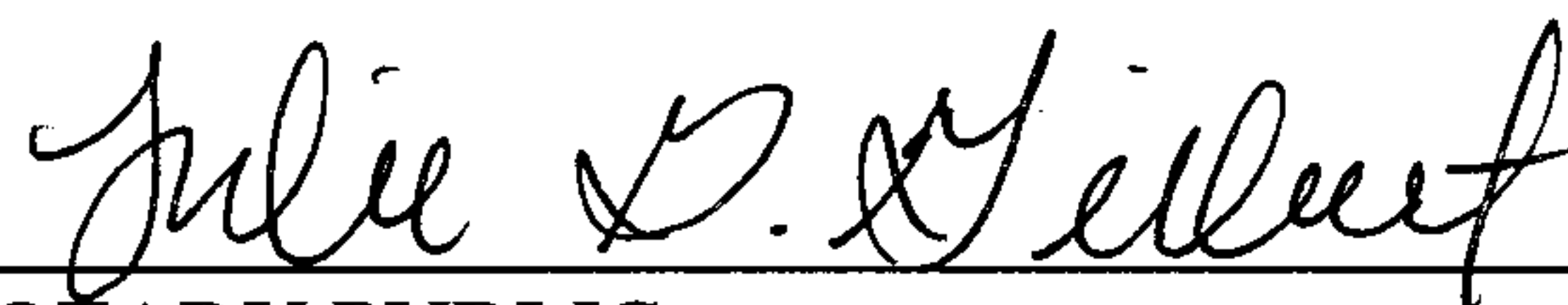


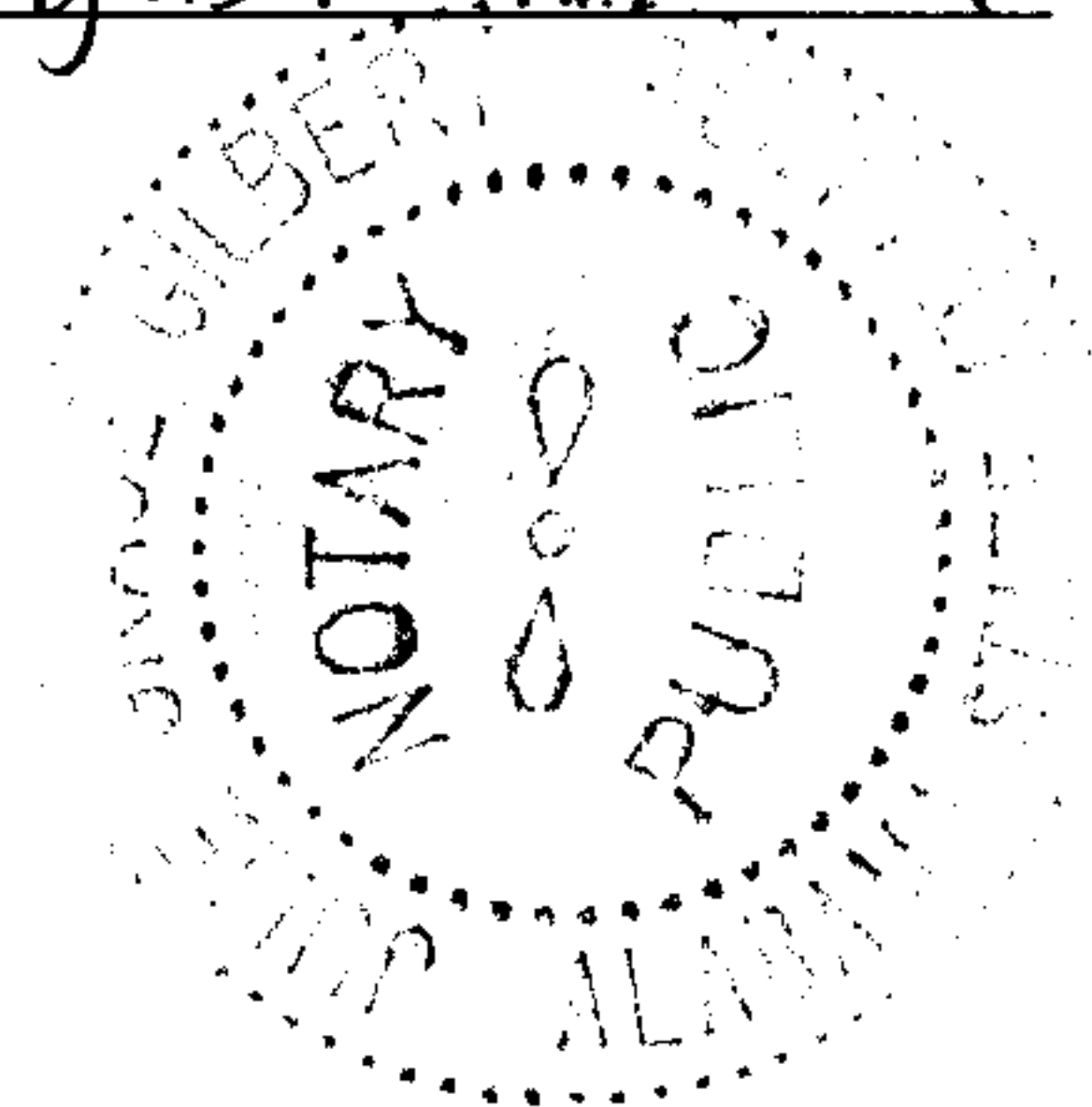
20130726000304880 2/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/26/2013 02:00:57 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bradley R. Hightower, whose name as auctioneer for Alamerica 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 auctioneer, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of July 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: August 21, 2014




**This Instrument Prepared By:**

Daniel D. Sparks  
Bradley R. Hightower  
Christian & Small, LLP  
505 20<sup>th</sup> Street North  
Suite 1800  
Birmingham, Alabama 35203  
(205) 795-6588

**Grantee's Address:**

Alamerica Bank  
2170 Highland Avenue  
Birmingham, Alabama 35205



20130726000304880 3/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/26/2013 02:00:57 PM FILED/CERT



## EXHIBIT A

A parcel of land situated in Sections 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the 3" capped pipe marking the accepted Northeast corne of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the Northern line of said Section 21 a distance of 2663.32 feet to a point; thence turn a deflection angle of  $90^{\circ}00'00''$  to the left and run in a Southerly direction 1826.42' to the Point of Beginning of herein described Phase I, said point being the Northeasterly most corner of Lot 1531 Grand View Estates Givianpour Addition To Alabaster 15 Addition as recorded in Map Book 32 Page 126, in the Judge of Probates Office, Shelby County, Alabama; thence deflect from the last described cource  $31^{\circ}57'01''$  to the left and run in a Southwesterly direction, along the Westerly line of said 15<sup>th</sup> Addition, for 270.65 Feet to a point thence turn an interior angle of  $192^{\circ}00'05''$  and run to the left in a Southwesterly direction, along the Westerly line of said 15<sup>th</sup> Addition, for 353.89 feet to a point; thence turn an interior angle of  $200^{\circ}27'53''$  and run to the left in a Southerly direction, along the Westerly line of said 15<sup>th</sup> Addition, for 175.00 feet to a point; thence turn an interior angle of  $90^{\circ}42'17''$  and run to the right in a Westerly direction, along the Northerly line of Shelby County Highway 12, for 404.75 feet to a point; thence turn an interior angle of  $106^{\circ}02'14''$  and run to the right in a Northwesterly direction, along the Easterly Right-of-Way line of Norfolk Southern Railroad, for 1862.76 feet to a point; thence turn an interior angle of  $98^{\circ}10'19''$  and run to the right, in a Northeasterly direction, for 483.84 feet to a point; thence turn an interior angle of  $155^{\circ}21'45''$  and run to the right, in a Easterly direction, for 109.99 feet to a point being on the Westerly Right-of-Way of a 50.00 foot street, said point being on a curve to the left, having a central angle of  $5^{\circ}25'31''$  and a radius of 525.00 feet; thence turn an interior angle of  $89^{\circ}25'43''$  to the tangent of said curve and run in a Southerly direction along said Right-of-Way and arc of said curve 49.86 feet to a point; thence turn an interior angle of  $270^{\circ}00'21''$  from the tangent of said point on said curve and run in a Northeasterly direction for 160.00 feet to a point, said point being on a curve to the left, having a central angle of  $6^{\circ}33'03''$  and a radius of 365.00 feet; thence turn an interior angle of  $89^{\circ}59'30''$  to the tangent of said curve and run in a Southerly direction along arc of said curve 41.73 feet to a point; thence continue in a Southwesterly direction along a line tangent from said curve 1141.28 feet to a point; thence turn an interior angle of  $246^{\circ}41'14''$  and run to the left in a Southeasterly direction for 268.09' to the Point of Beginning.



20130726000304880 4/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/26/2013 02:00:57 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name South Grande View  
Mailing Address Development Co., Inc.  
P. O. Box 43905  
Birmingham, AL 35243

Grantee's Name Alamerica Bank  
Mailing Address 2170 Highland Avenue  
Birmingham, AL 35205

Property Address Tract of Land Along Butler Road  
and County Road 17  
Alabaster, Alabama

Date of Sale 07/24/2013  
Total Purchase Price \$ 300,000.00  
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 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 avail

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 July 25, 2013

Print Bradley R. Hightower

Unattested

Diane Kellert  
(verified by)

Sign

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

Print Form

Form RT-1

20130726000304880 5/5 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/26/2013 02:00:57 PM FILED/CERT