


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

  
20130726000304890 1/6 \$29.00  
Shelby Cnty Judge of Probate, AL  
07/26/2013 02:00:58 PM FILED/CERT

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 January 30, 2003, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20030204000065990**; 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 **\$600,000.00** 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;

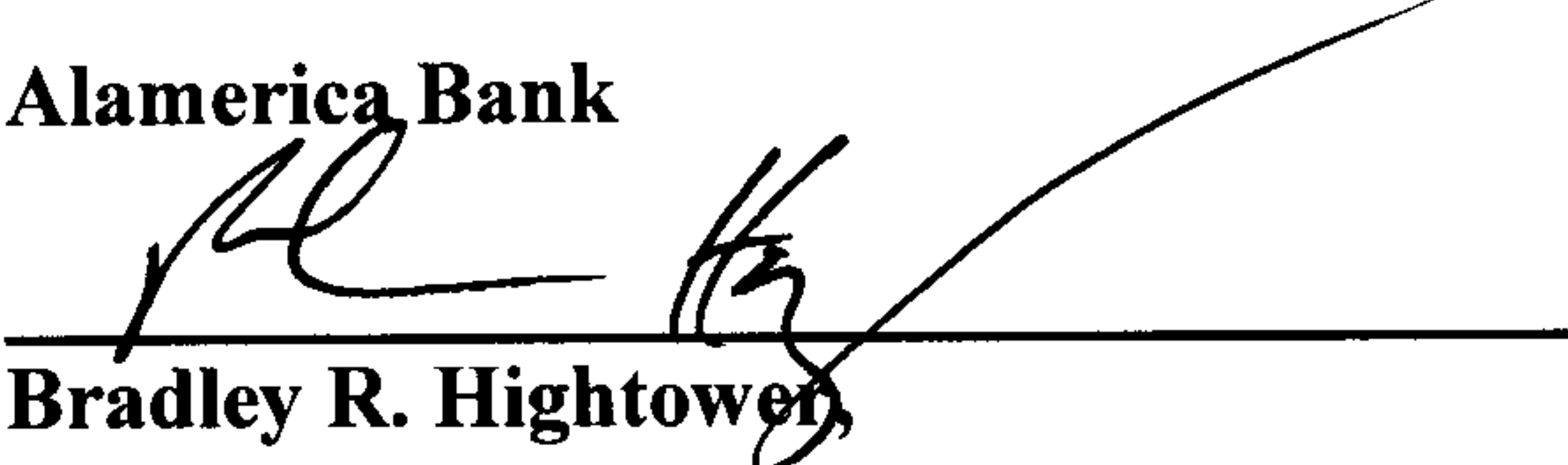
NOW, THEREFORE, in consideration of the premises and the credit of **\$600,000.00**, South Grande View Development Co., Inc., Mortgagor, by and through Alamerica Bank, does grant, bargain, sell and convey unto Mortgagee, the real property situated in Shelby County, Alabama described in the attached **Exhibit "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**

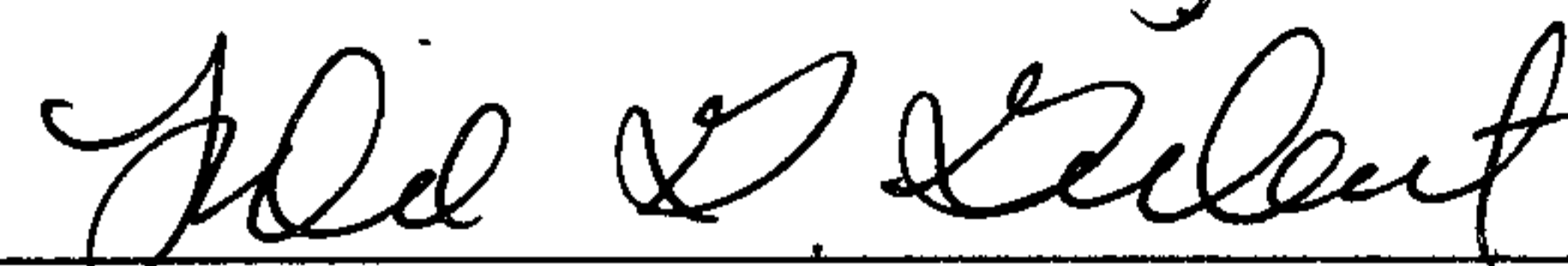
By: **Alamerica Bank**

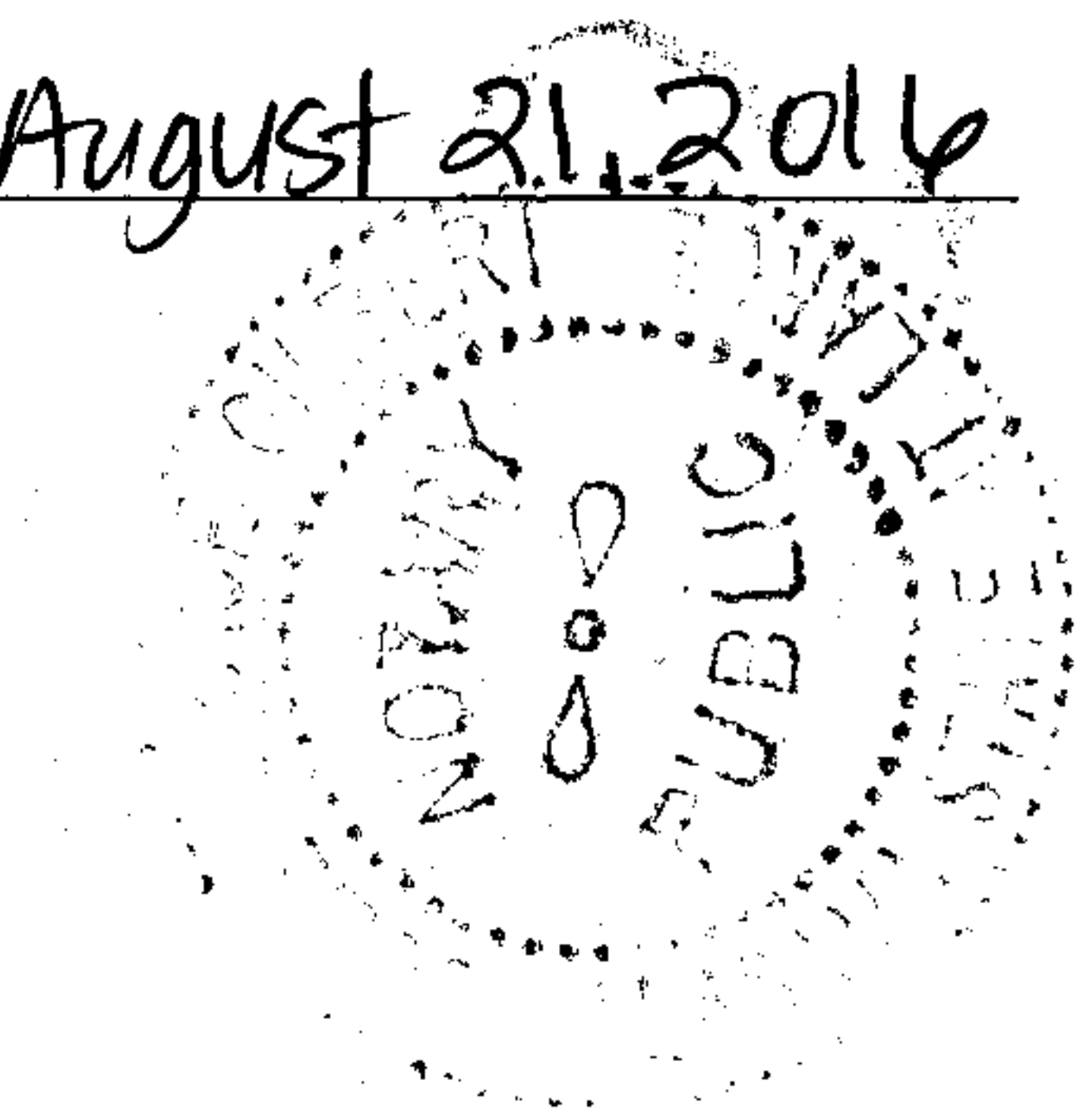
By:   
**Bradley R. Hightower,**  
**Auctioneer**

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




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**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

  
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## EXHIBIT A

### PARCEL I:

#### GRANDE VIEW ESTATES 6<sup>TH</sup> SECTOR:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, and run South  $01^{\circ}04'23''$  along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 100.03 feet to a point on the centerline of Shelby County Highway No. 12 right of way; thence run South  $66^{\circ}34'59''$  West along the centerline of said highway for 959.15 feet to the point of beginning of a curve to the left, said curve having a radius of 1,909.87 feet; thence run along said curve and said highway centerline a chord bearing of South  $63^{\circ}38'42''$  West for 195.88 feet; thence run North  $31^{\circ}49'40''$  West for 40.14 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 167.44 feet; thence run South  $58^{\circ}10'20''$  West for 60.48 feet; thence run North  $31^{\circ}49'40''$  West for 210.50 feet; thence run South  $64^{\circ}01'10''$  West for 70.50 feet; thence run South  $63^{\circ}44'16''$  West for 28.00 feet; thence run South  $50^{\circ}44'16''$  West for 209.00 feet; thence run North  $78^{\circ}00'28''$  West for 39.38 feet; thence run North  $64^{\circ}44'06''$  West for 559.74 feet; thence run South  $29^{\circ}09'02''$  West for 400.00 feet; thence run South  $38^{\circ}10'25''$  West for 490.00 feet; thence run South  $03^{\circ}07'42''$  West for 90.00 feet; thence run South  $89^{\circ}49'24''$  East for 195.50 feet; thence run South  $01^{\circ}07'13''$  East for 232.43 feet to a point on the North right of way line of Shelby County Highway No. 12; thence run North  $89^{\circ}23'26''$  East along said right of way line for 170.75 feet to the point of beginning of a curve to the left, said curve having a radius of 936.96 feet; thence run along said curve and said right of way line a chord bearing of North  $67^{\circ}28'37''$  East for 716.70 feet to the point of a tangent to said curve; thence run North  $45^{\circ}33'49''$  East along said tangent for 170.66 feet to the point of beginning of a curve to the right, said curve having a radius of 1,949.87 feet; thence run along said curve and said right of way line a chord bearing of North  $53^{\circ}06'39''$  East for 513.70 feet to the point of beginning.

Less and except all lots previously released.

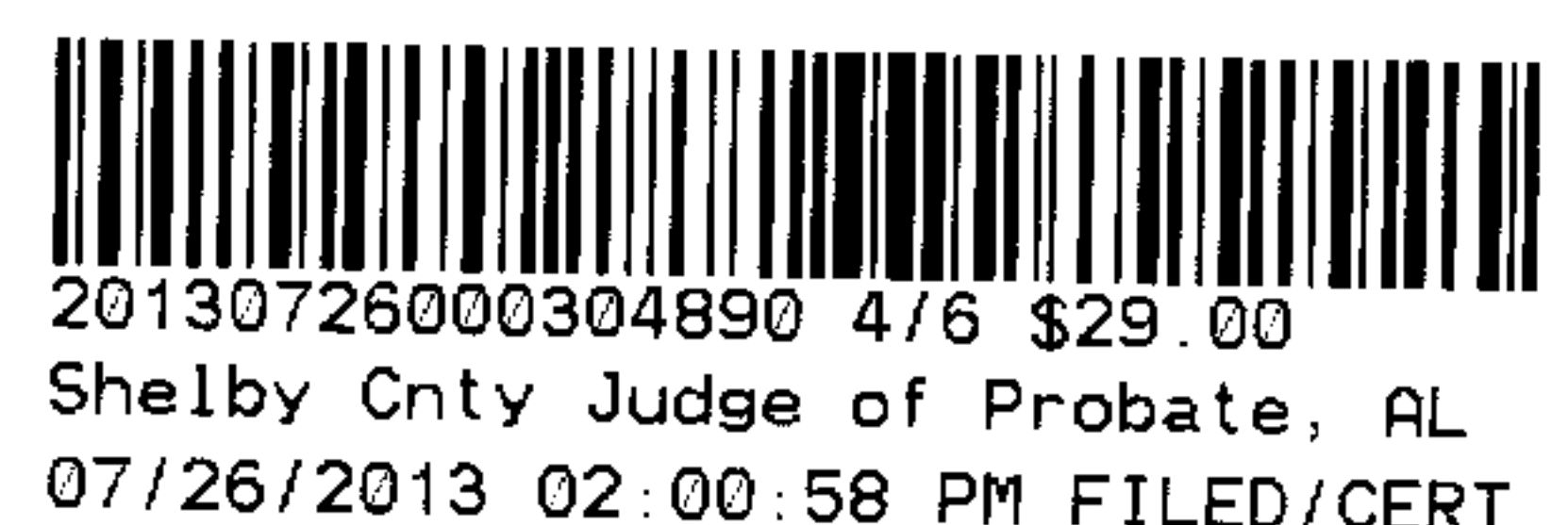
Note: The mortgage to be foreclosed encumbers only the following lots in Parcel I:

Lots 616, 617, 632, 637, according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 6<sup>th</sup> Addition, as recorded in Map 32, Page 48, in the Probate Office of Jefferson County, Alabama.

### PARCEL II:

#### GRAND VIEW ESTATES 8<sup>th</sup> SECTOR:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, and run South  $01^{\circ}04'23''$  along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 100.03 feet to a point on the centerline of Shelby County



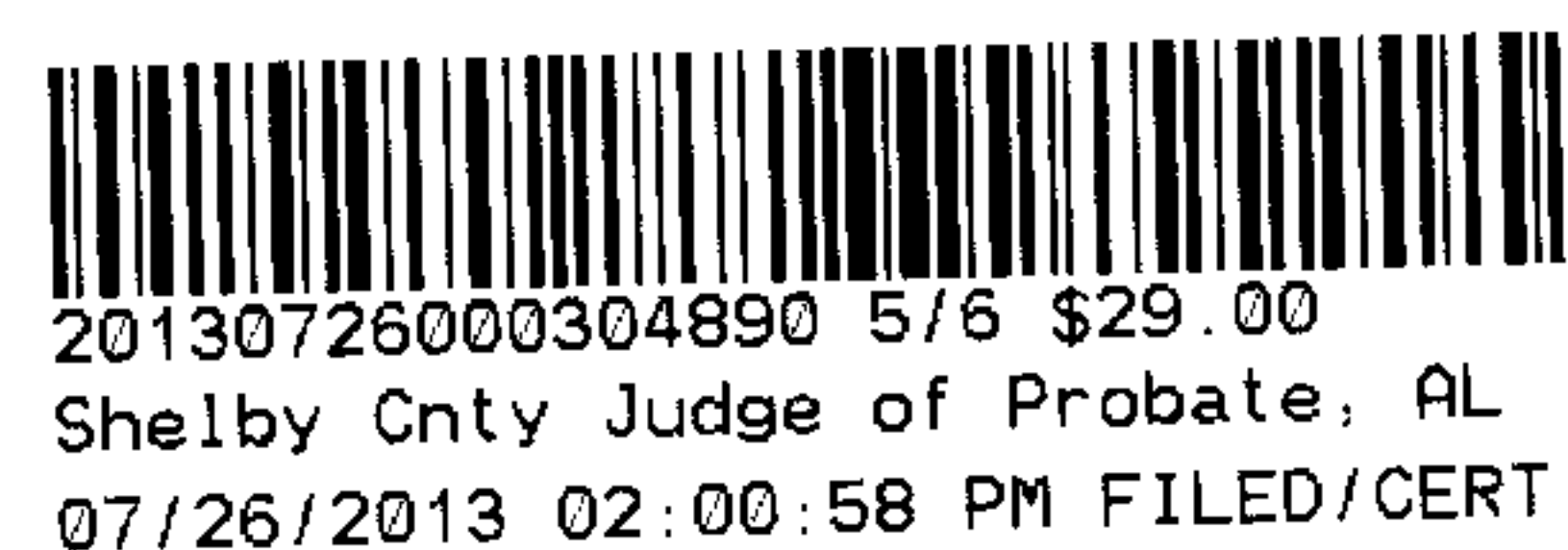


Highway No. 12 right of way; thence run South 66°34'59" West along the centerline of said highway for 959.15 feet to the point of beginning of a curve to the left, said curve having a radius of 1,909.87 feet; thence run along said curve and said highway centerline a chord bearing of South 63°38'42" West for 195.88 feet; thence run North 31°49'40" West for 207.57 feet; thence run South 58°10'20" West for 60.48 feet; thence run North 31°49'40" West for 210.50 feet; thence run South 64°01'10" West for 70.50 feet to the point of beginning of the tract of land herein described; thence run South 63°44'16" West for 28.00 feet; thence run South 50°44'16" West for 209.00 feet; thence run North 78°00'28" West for 39.38 feet; thence run North 64°44'06" West for 559.74 feet; thence run North 07°34'32" East for 300.00 feet; thence run North 00°14'28" West for 340.00 feet; thence run North 04°49'35" East for 124.94 feet; thence run North 35°15'10" East for 210.00 feet; thence run North 39°06'39" East for 125.55 feet to a point on the Westerly right of way line of Grande View Parkway, said point being on a curve to the left having a radius of 480.00 feet; thence run along said curve and said right of way line a chord bearing of South 51°26'39" East for 9.30 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a radius of 1,220.00 feet; thence run along said curve a chord bearing of South 45°34'02" East for 273.92 feet to the end of said curve and the point of beginning of a curve to the right having a radius of 520.00 feet; thence run along said curve a chord bearing of South 32°56'55" East for 112.29 feet to the point of a tangent to said curve; thence run South 26°45'44" East along said tangent and said road right of way for 420.00 feet to the Northeast corner of Lot 35, according to the survey of Grand View Estates, Givianpour Addition to Alabaster, 3<sup>rd</sup> Addition, as recorded in Map Book 20, page 111, in the Probate Office of Shelby County, Alabama; thence run South 81°14'16" West along the north line of said Lot 35 for 109.00 feet; thence run South 02°27'36" East along the West line of said subdivision for 124.74 feet to the Northwest corner of Lot 37, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, page 100, in the Probate Office of Shelby County, Alabama; thence run South 26°45'44" East along said subdivision line for 263.00 feet; thence run South 08°45'44" East for 92.00 feet to the point of beginning.

Less and except all lots previously partially released.

Note: The mortgage to be foreclosed encumbers only the following lots in Parcel II:

Lots 802, 803, 804, 805, 806, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 8<sup>th</sup> Addition, as recorded in Map 32, Page 47, in the Probate Office of Jefferson County, Alabama.





# 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 24 Lots, 6th and 8th Sectors of  
South Grande View S/D  
Alabaster, Alabama

Date of Sale 07/24/2013  
Total Purchase Price \$ 600,000.00  
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 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 July 25, 2013

Print Bradley R. Hightower

Unattested

Marie L. Out  
(verified by)

Sign

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

Print Form

Form RT-1

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