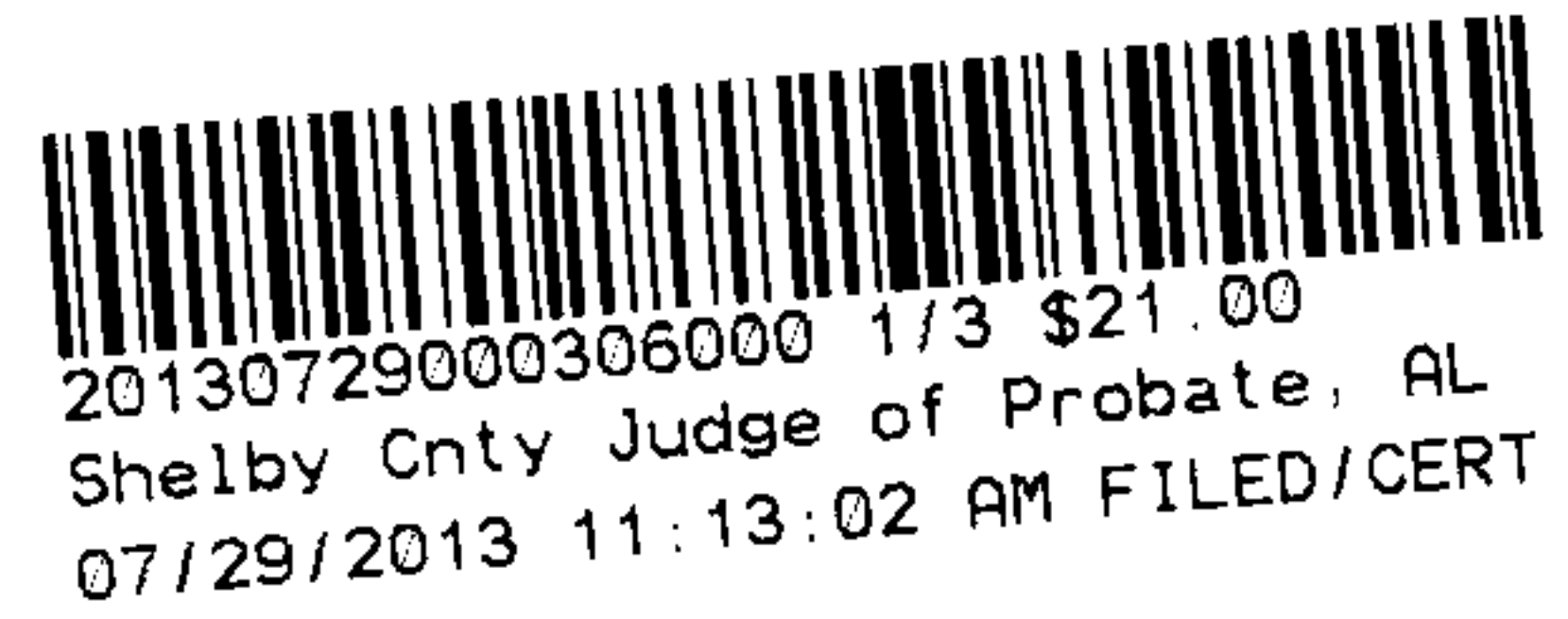


THIS INSTRUMENT PREPARED BY :

Mark A. Baker
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURN TO:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329



STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on January 16, 2007, **Tony Culverhouse, An unmarried man, Party of the First Part**, executed a certain mortgage to **Pinnacle Bank, party of the second part** which said mortgage is recorded in Instrument No. 20070117000025060, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to SunTrust Mortgage, Inc., in Instrument No. 20130130000040220; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and SunTrust Mortgage, Inc. 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 06/12/2013, 06/19/2013, 06/26/2013; and

WHEREAS, on July 2, 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 person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of SunTrust Mortgage, Inc. in the amount of **ONE HUNDRED FOUR THOUSAND FORTY-TWO DOLLARS AND SEVENTY-FIVE CENTS (\$104,042.75)**; and said property was thereupon sold to SunTrust Mortgage, Inc.; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 ONE HUNDRED FOUR THOUSAND FORTY-TWO DOLLARS AND SEVENTY-FIVE CENTS (\$104,042.75), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto SunTrust Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 2007011700025050

TO HAVE AND TO HOLD the above described property unto SunTrust Mortgage, Inc., 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Tony Culverhouse, An unmarried man and SunTrust Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 2nd day of July, 2013.

BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2013.

Melody Rader
NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224



20130729000306000 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/29/2013 11:13:02 AM 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 Culverhouse tony
Mailing Address 127 Winners Cir
Calera AL 35040

Grantee's Name Suntrust Mortgage Inc.
Mailing Address 1001 Semmes Avenue
Richmond VA 23224

Property Address 127 Winners Cir
Calera AL 35040

Date of Sale 07/02/2013
Total Purchase Price \$ 104,042.75

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 Foreclosure Sale

☐ 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 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 value, excluding current use valuation, of the property as determined by the assessor's responsibility of valuing property for property tax purposes will be used and the value shall be determined 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 7-19-13

Print LaGwenka Thompson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1