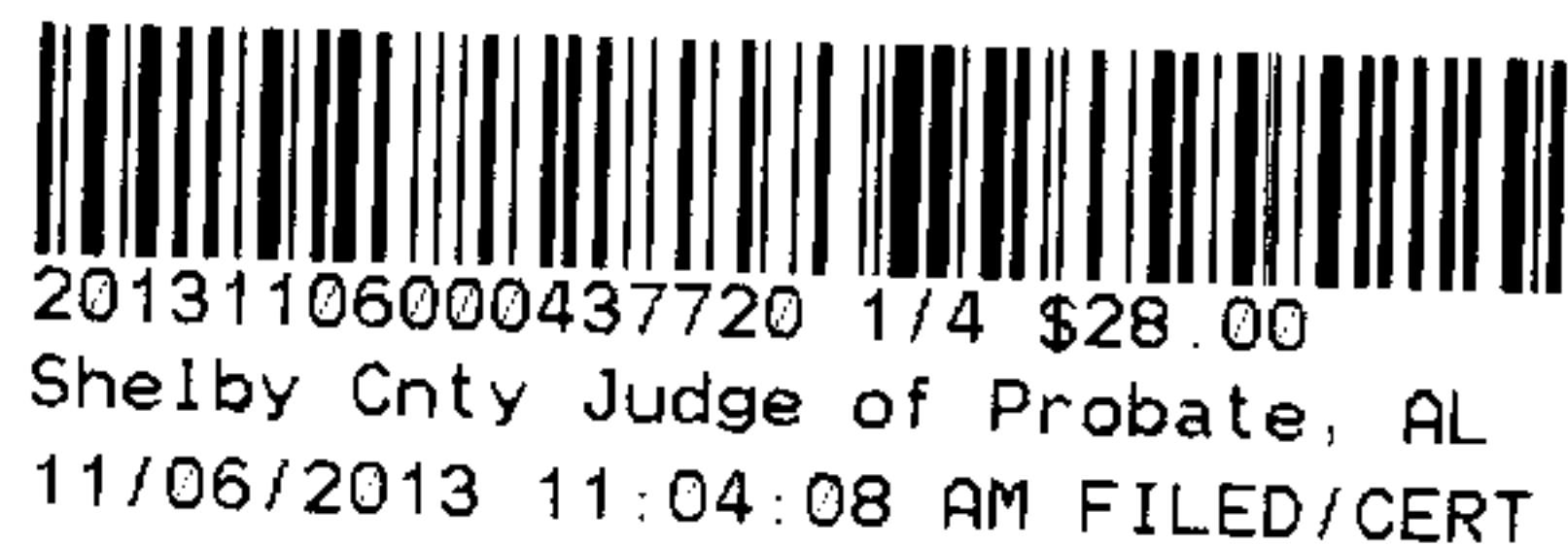


Send Tax Notice To:  
Porche Homes, LLC  
2051 Baneberry Drive  
Hoover, AL 35244

This instrument was prepared by:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209



**FORECLOSURE DEED**

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

WHEREAS, Steven C. Kelban and wife, Linda Billelo Kelban, did on October 27, 2011, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20111101000327360 to Larry Porche and Linda S. Porche and said Mortgage was assigned to Porche Homes, LLC by Assignment of Mortgage recorded in the Probate Office of Shelby County, Alabama in Instrument No. 20130805000316570, which mortgage did convey the lands hereinafter described to Porche Homes, LLC.; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Porche Homes, LLC, 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, in the City of 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 names of the mortgagors; and

WHEREAS, there was a 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: October 9, 2013, October 16, 2013 and October 23, 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 Jeff W. Parmer, as attorney in fact for the mortgagors and as attorney in fact for said mortgagee, and as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on November 6, 2013 at 11:00 a.m., and at said sale Porche Homes, LLC was the highest bidder for the said property at and for the sum of One Hundred Eighty Eight Thousand Nine Hundred Seventy Four and 28/100 Dollars (\$188,974.28), and said property was sold to the said Porche Homes, LLC at and for the sum aforesaid.


NOW THEREFORE, the premises considered, the said Porche Homes, LLC by and through Jeff W. Parmer, duly authorized as aforesaid and as auctioneer and person making the sale, does hereby grant, bargain, sell and convey unto Porche Homes, LLC the following described property situated in Shelby County, Alabama:

See Exhibit "A" For Legal Description

Subject to easements, restrictions and right-of-ways of record, if any.

**TO HAVE AND TO HOLD** unto the said Porche Homes, LLC, their successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

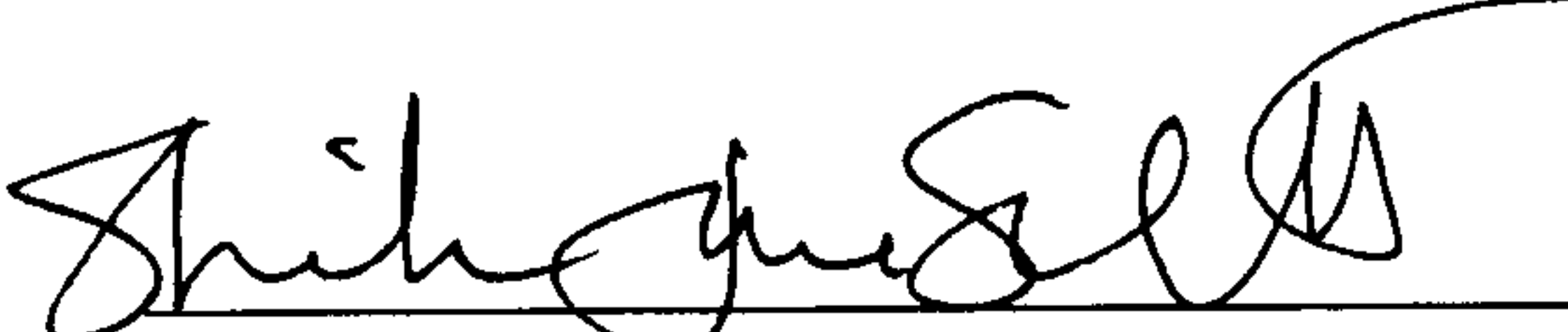
**IN WITNESS WHEREOF**, the undersigned, as auctioneer conducting said sale and as attorney in fact for all parties separately, has hereto set his hand and seal this 6<sup>th</sup> day of November, 2013.

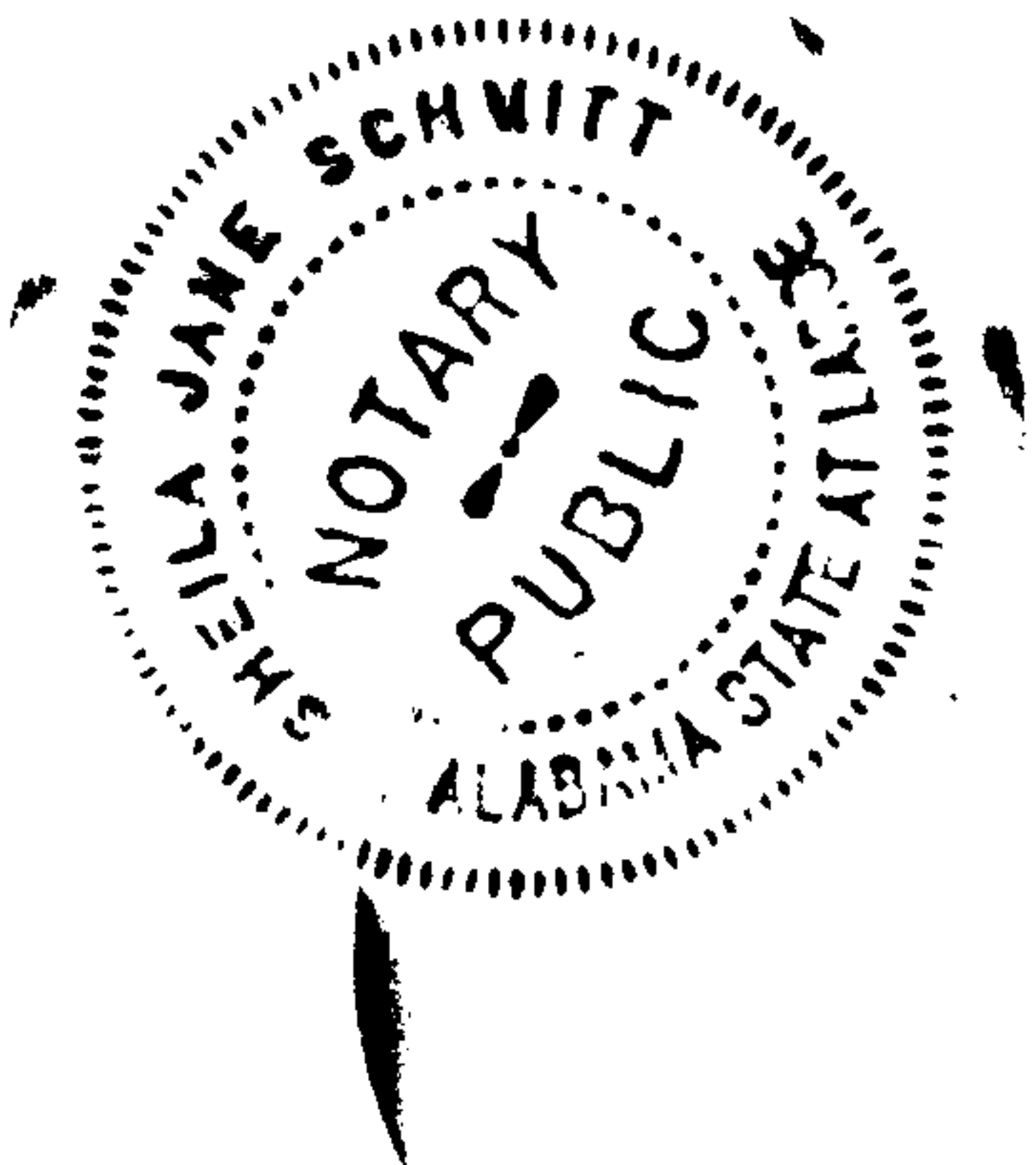
By:   
Jeff W. Parmer  
Attorney-in-Fact and Auctioneer and  
person making the said Sale

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff W. Parmer, whose name as auctioneer and the person conducting said sale for the Porche Homes, LLC (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 said instrument, he, in his capacity as auctioneer and the person conducting said sale for the Porche Homes, LLC (Mortgagee) and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of November, 2013.

  
NOTARY PUBLIC  
My commission expires: 03-01-2016





## Exhibit "A"

Lot 78, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Also, with the following: A part of Lot 79, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the Southeast corner of Lot 78, said point being on the Westerly right of way of Independence Drive, thence run Southwesterly along the South line of said Lot 78, a distance of 12.60 feet; thence turn left 168 degrees 05 minutes 47 seconds and run Southeasterly a distance of 12.40 feet to a point on the right of way of said Independence Drive, thence turn left 91 degrees 38 minutes 11 seconds and run Northerly along said right of way 2.60 feet to the point of beginning being situated in Shelby 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 Steven C. Kelban Grantee's Name Parche Homes, LLC  
Mailing Address 2082 1115 Independence Dr. Mailing Address 2051 Banyan Drive  
Alabaster, AL Hoover, AL 35244  
35007

Property Address 1115 Independence Drive Date of Sale 11-6-13  
Alabaster, AL Total Purchase Price \$ 188,974.28  
35007 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 bid  
☐ 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 a

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 11-6-13

Print Jeff W. Parmer

Sign Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1