

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

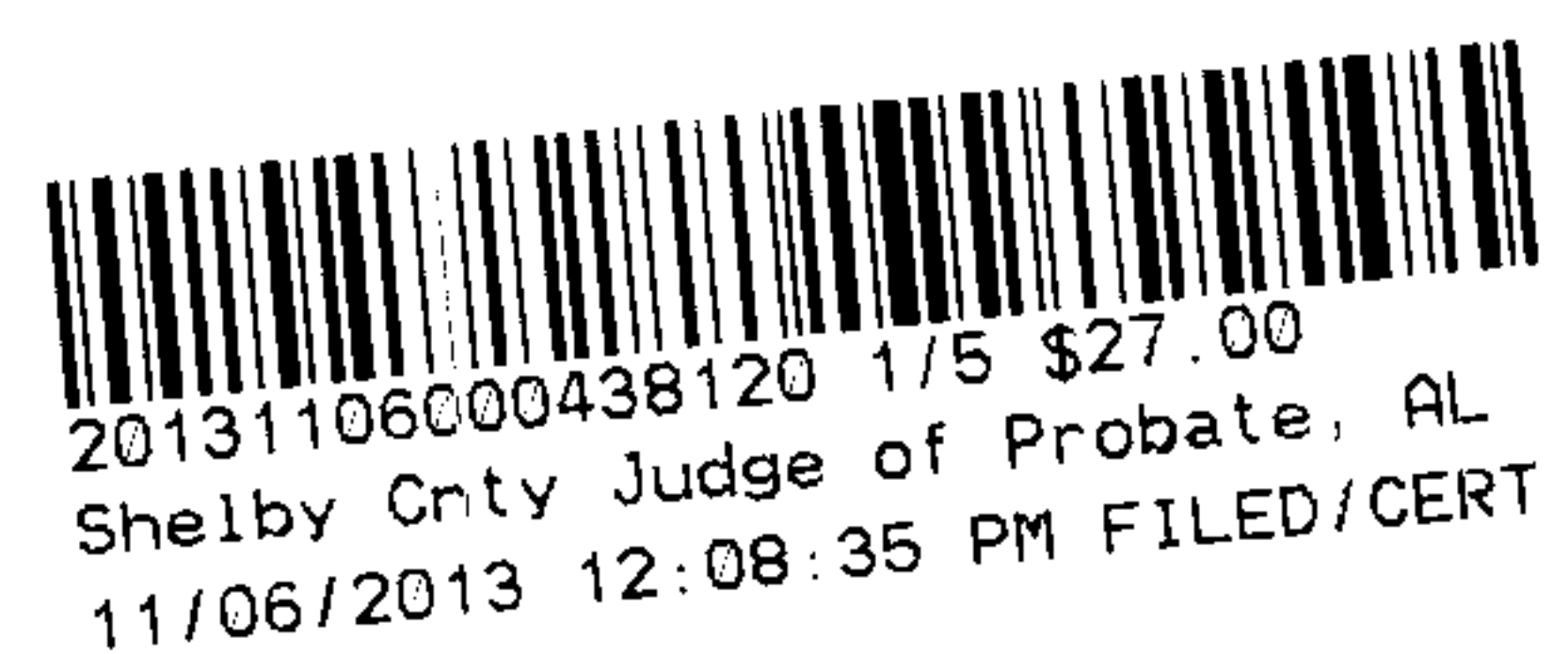
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit October 21, 2009, Southern Resource Reserve, LLC, an Alabama limited liability company, executed a certain mortgage on property hereinafter described to Alamerica Bank, which said mortgage is recorded in Instrument Number 20091022000397270, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Alamerica Bank, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of October 16, October 23, and October 30, 2013, WHEREAS, on the 6th day of November, 2013, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Southern Resource Reserve, LLC, did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Alamerica Bank, and



WHEREAS, the said Alamerica Bank, was the highest bidder in the amount of One Million and NO/100 Dollars (\$1,000,000.00) which sum of money Alamerica Bank, offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Alamerica Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Million and NO/100 Dollars (\$1,000,000.00), the said Southern Resource Reserve, LLC, and Alamerica Bank, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alamerica Bank, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Township 21 South, Range 3 West, Shelby County, Alabama
Section 18:

That part of the Southwest 1/4 of the Northeast 1/4 (SW 1/4 of NE 1/4 South of Shelby County Road 260;

That part of the Southeast 1/4 of the Northwest 1/4 (SE 1/4 of NW 1/4) South of Shelby County Road 260;

The Northwest 1/4 of the Southeast 1/4 (NW 1/4 of SE 1/4);

The Northeast 1/4 of the Southwest 1/4 (NE 1/4 of SW 1/4) South of Shelby County Road 260;

The Southeast 1/4 of the Southwest 1/4 (SE 1/4 of SW 1/4);

The Southwest 1/4 of the Southwest 1/4 (SW 1/4 of SW 1/4) Less and Except the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 (N 1/2 of N 1/2 of SW 1/4 of SW 1/4).

Section 19:

The Northwest 1/4 of the Northwest 1/4 (NW 1/4 of NW 1/4) West of Clark Creek less and except a rectangular parcel of land lying in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4. of said Section 19, Described as follows: Beginning at the Northwest corner of said Section 19; thence in a Southerly direction with a bearing of South 18 deg. 31 min. East a distance of 1120.1 feet to the point of beginning; thence in a Westerly direction with a bearing of South 79 deg. 17 min. 30 sec. West a distance of 216.0 feet to a point; thence on a Southerly direction with a bearing of South 10 deg. 42 min. 30 sec. East a distance of 276.0 feet to a point; thence in a Easterly direction with a bearing of North 79 deg. 17 min. 30 sec. East a distance of 216.0 feet to a point; thence in a Northerly direction with a bearing of North 10 deg. 42 min. 30 sec. West a distance of 276.0 feet to the point of beginning;

That part of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 of NW 1/4) lying North and West of Clark Creek;

That part of the Southwest 1/4 of the Northwest 1/4 (SW 1/4 of NW 1/4) West of Clark Creek.

Township 21 South. Range 4 West, Shelby County, Alabama
Section 24:

The North 1/2 of the Northeast 1/4 (N 1/2 of NE 1/4);

The Southwest 1/4 of the Northeast 1/4 (SW 1/4 of NE 1/4);

The Southeast 1/4 of the Northeast 1/4 (SE 1/4 of NE 1/4) West of Clark Creek;

The Northwest 1/4 of the Southeast 1/4 (NW 1/4 of SE 1/4);

The Northeast 1/4 of the Southeast 1/4 (NE 1/4 of SE 1/4) West of Clark Creek;

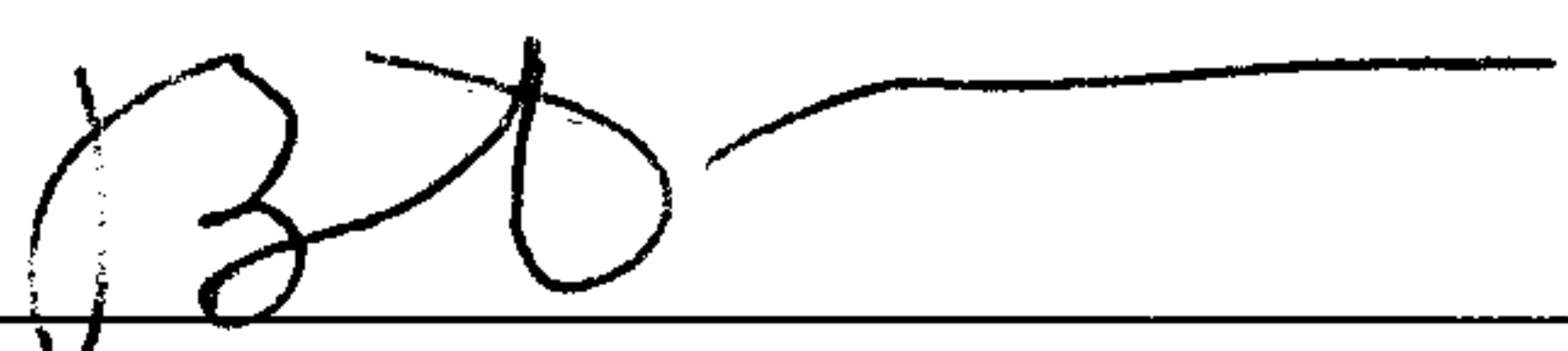
The Southwest 1/4 of the Southeast 1/4 (SW 1/4 of SE 1/4) North and West of Clark Creek;
The Southeast 1/4 of the Southeast 1/4 (SE 1/4 of SE 1/4) North and West of Clark Creek.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Alamerica Bank, its 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 and the United States of America.

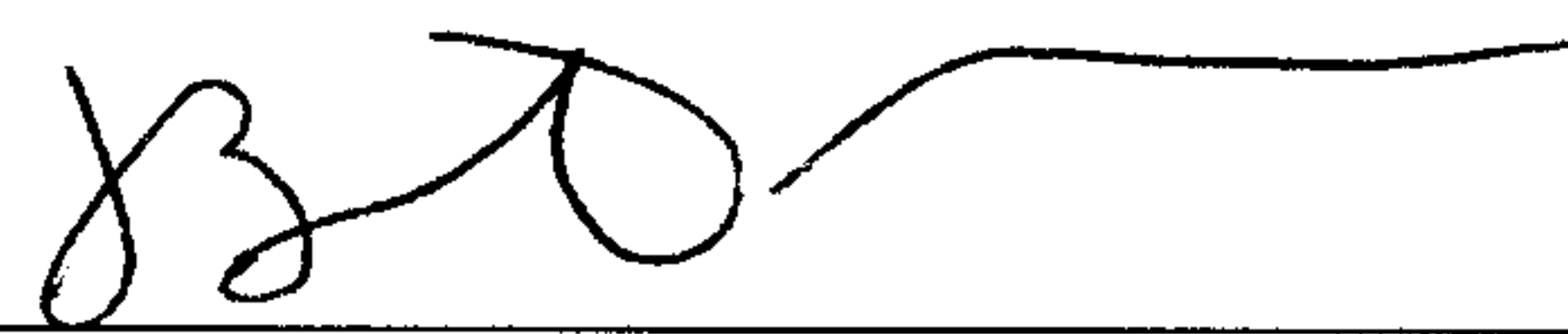
IN WITNESS WHEREOF, the said Southern Resource Reserve, LLC, and Alamerica Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 6th day of November, 2013.

Southern Resource Reserve, LLC

BY: 
Burt W. Newsome
Attorney-in-Fact

Alamerica Bank

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

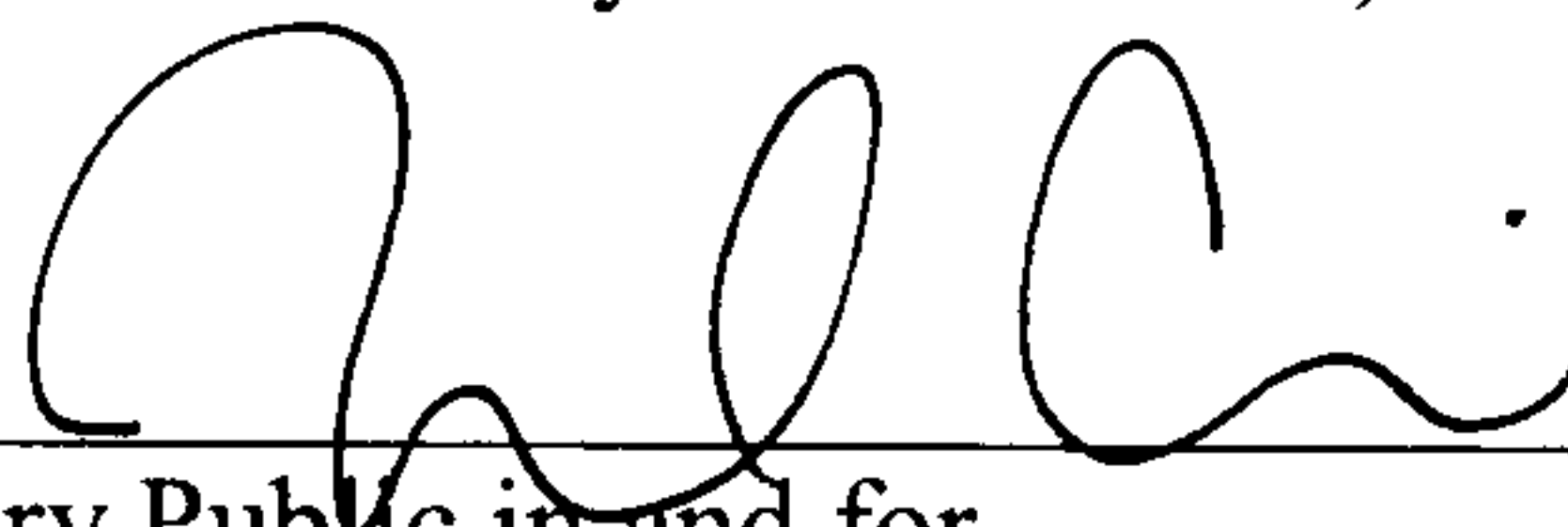
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Southern Resource Reserve, LLC, whose name as Attorney-in-Fact and agent for Alamerica Bank, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me,

acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 6th day of November, 2013.



Notary Public in and for
the State of Alabama at Large

My Commission Expires

Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970



20131106000438120 4/5 \$27.00
Shelby Cnty Judge of Probate, AL
11/06/2013 12:08:35 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	Southern Resourse Reserve, LLC	Grantee's Name	Alamerica Bank
Mailing Address	1910 Forest Creek Drive	Mailing Address	2170 Highland Avenue, Suite 150
	Hoover, AL 35244		Birmingham, AL 35205
Property Address	Section 18 &19 T21S R3W	Date of Sale	11/6/2013
	Section 24 T21SR4W	Total Purchase Price	\$ 1,000,000.00
	Shelby County, Alabama	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 Deed
☐ 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 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	11/6/2013	Print	Burt Newsome, Attorney for Alamerica Bank
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

