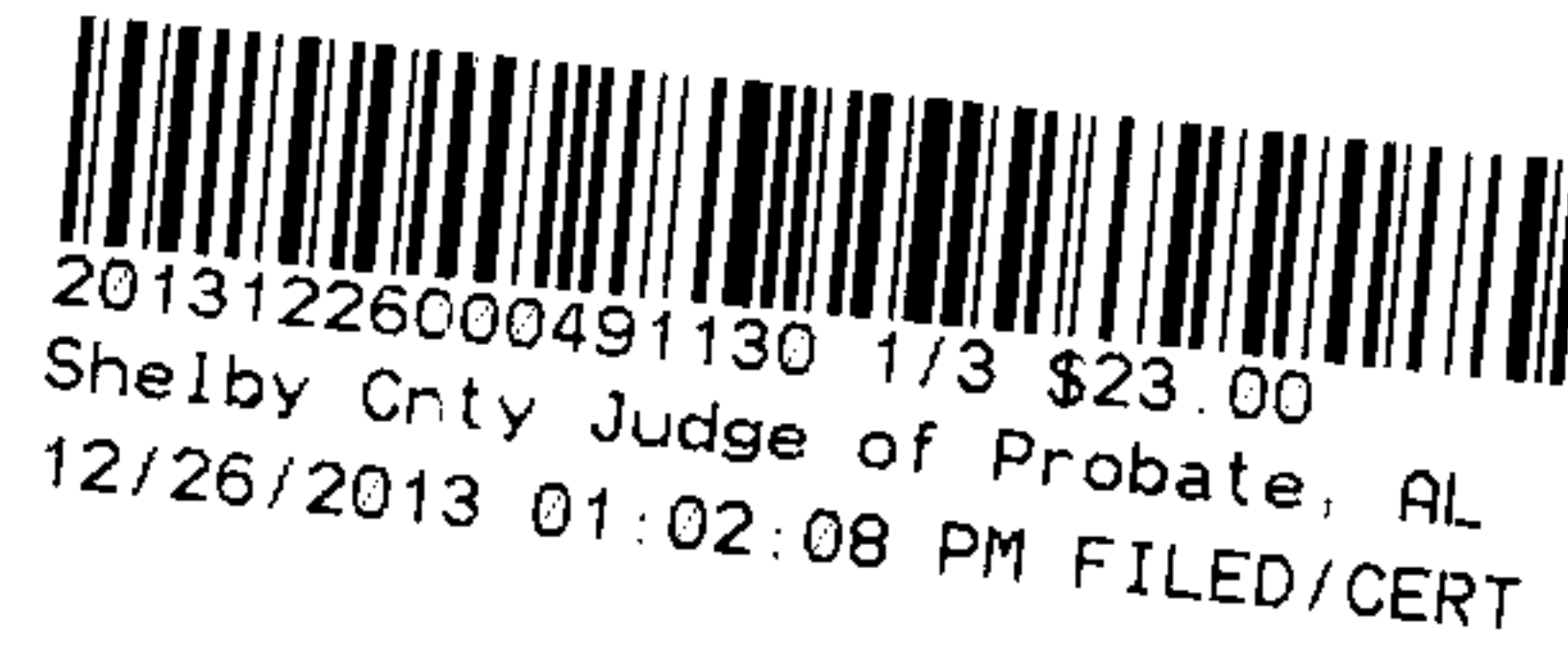


This Instrument Prepared By:
Raymond P. Fitzpatrick, Jr.
1200 Corporate Drive, Suite 105
Birmingham, AL 35242



STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED FOR UNPAID ANNUAL ASSESSMENTS

KNOW ALL PERSONS BY THESE PRESENTS, that heretofore on, to wit: the Declaration of Covenants, Conditions and Restrictions for Greystone Residential Association was filed for record in the Office of the Judge of Probate of Shelby County, Alabama (together with all amendments thereto hereinafter referred to as the "Declaration"). Said Declaration provided for the creation of Greystone Residential Association, Inc. (the "Association"), which is the owner's association for Greystone. The Association is authorized by the Declaration to manage the property and collect the assessments for the common expenses of the property.

WHEREAS, Zachary C. Justice and Dana Taylor Justice acquired fee simple title to Lot 17 in Greystone by Joint Survivorship Deed recorded at Instrument 20101214000419140, dated December 14, 2010, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Declaration provides the Association shall have a lien against the individual lots and dwellings within Greystone for payment of the annual assessments levied by the Association for the common expenses of Greystone Residential Association, Inc. The Association filed a Verified Statement of Lien upon the lot below described recorded at Instrument #20121203000460250. The Declaration further provides that the lien of the Association may be foreclosed as are mortgages containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable notice to the owner/occupant of the below described real property as required by the Declaration; and

WHEREAS, default was made in the payment of the annual assessments for the common expenses secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for four consecutive weeks prior to the sale that the Association would sell in payment of the unpaid assessments in satisfaction of the lien, the below described real property at public outcry for cash to the highest bidder; and

WHEREAS, on December 18, 2013, the day on which the foreclosure 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 the Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the real property hereinafter described; and

WHEREAS, Raymond P. Fitzpatrick, Jr. was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Association; and

WHEREAS, the highest and best bid for the below described real property was bid of Greystone Residential Association, Inc. in the amount of \$4,525.21, which sum of money the Association credited to the unpaid annual assessments secured by said lien and the attorneys' fee and other costs associated with the foreclosure sale.

NOW, THEREFORE, the Association by and through Raymond P. Fitzpatrick, Jr., as Auctioneer conducting said sale for the Association does hereby grant, bargain, sell and convey unto Greystone Residential Association, Inc., the following described real property situated in Shelby County, Alabama to wit:

Lot 58, according to the Survey of the Parc at Greystone, as recorded in Map Book 52, Page 42, A, B and C, in the Probate Office of Shelby County, Alabama.


The property address is 1264 Greystone Park Drive, Birmingham, Alabama 35242. The property owners are Zachary C. Justice and Dana Taylor Justice.

TO HAVE AND TO HOLD the above-described real property unto Greystone Residential Association, 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.

IN WITNESS WHEREOF, Raymond P. Fitzpatrick, Jr., has caused this instrument to be executed by him as Auctioneer conducting said sale, for the Association, and has hereto set his hand and seal on this 24th day of December, 2013.



Raymond P. Fitzpatrick, Jr., as
Auctioneer and Attorney-in-Fact
for Greystone Residential Association, Inc.,
an Alabama non-profit corporation



20131226000491130 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/26/2013 01:02:08 PM FILED/CERT

ACKNOWLEDGEMENT


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Raymond P. Fitzpatrick, Jr., whose name as Auctioneer and Attorney-in-Fact for Greystone Residential Association, Inc., an Alabama non-profit corporation, 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 the conveyance, he, in his capacity as said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 24th day of December, 2013.

[SEAL]

Debra B. Christopher
Notary Public
My Commission expires: 10/29/2016


20131226000491130 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/26/2013 01:02:08 PM FILED/CERT