

Prepared by:  
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22 Inverness Center Parkway  
Suite 600  
Birmingham, AL 35242

Send Tax Notice To:  
Union State Bank  
c/o Tommy Thornton  
3437 Loma Road  
Hoover AL 35216

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA        )

SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned **SHERWOOD, INC.**, a corporation, and **WILLIAM LARRY ROBINSON** ("Grantors") are the owners and record title holders of real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein by referenced ("Property"); and


WHEREAS, Grantors have heretofore executed and delivered to **UNION STATE BANK**, ("Grantee") that certain mortgage recorded in Instrument No: 20070511000223130 in the Office of the Judge of Probate of Shelby County, Alabama (Mortgage), conveying the Property as security for the indebtedness recited therein; and

WHEREAS, Grantors have requested that they be permitted to, and have agreed to, convey the Property to Grantee in consideration of a credit by Grantee to Grantors from and against the indebtedness secured by Mortgage; and

WHEREAS, the Grantors and the Grantee have mutually agreed upon the amount of the credit after obtaining an appraisal of the value of the Property by a qualified MAI appraiser and Grantors acknowledge that such credit and other considerations given to Grantors by Grantee are fair, equitable, beneficial to and in the best interest of Grantors; and

WHEREAS, the Grantee, by the acceptance of this Deed, shall in consideration thereof, credit the agreed amount of the indebtedness secured by the Mortgage.

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantors by the Grantee, the receipt of which the Grantors hereby acknowledge, and the aforesaid agreement of the Grantee to credit the agreed amount of the indebtedness secured by the Mortgage, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY unto **UNION STATE BANK** all of that certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof, together with any and

  
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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 PM FILED/CERT

all rights of redemption, statutory or equitable, of the Grantors with respect thereto. Grantors expressly make this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD to **UNION STATE BANK**, its successors and assigns, in fee simple forever.

The undersigned Grantor William Larry Robinson acquired title to the property listed in the attached Exhibit "A" through a conveyance to him and his wife, Edna Robinson, from Sherwood, Inc. on October 21, 2002 pursuant to a Joint Survivorship Deed recorded in the Judge of Probate's office in Shelby County, Alabama in Instrument number 20021024000523780 and recorded on October 24, 2002. Upon the death of Edna Robinson on ~~July 23~~, 2013, William Robinson acquired full title to the property listed in Exhibit "A". *may 23 4-7-14*


The undersigned Grantors covenant with the Grantee that they are the owners of the Property and have a good right to sell and convey the same; that the same is free of all encumbrances except the Mortgage; and that the Grantors will forever warrant and defend its title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantors and their heirs and assigns.

It is understood and agreed that the lien and title of the Mortgage shall not be merged in the title hereby conveyed, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument and set their hands and their seals hereunto, all on this 7 day of April, 2014.

Sherwood, Inc.

*William Larry Robinson*  
By: William Larry Robinson  
Its: President

  
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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 PM FILED/CERT



STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County in the State, hereby certify that WILLIAM LARRY ROBINSON, whose name as President of SHERWOOD, INC, a 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of ~~March~~<sup>April</sup> 2014.

Alisha R. Clark

Notary Public

My Commission Expires: August 7, 2016

William Larry Robinson  
William Larry Robinson

STATE OF ALABAMA )

SHELBY COUNTY )


I, the undersigned authority, a Notary Public in and for said County in the State, hereby certify that WILLIAM LARRY ROBINSON, whose name 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of ~~March~~<sup>April</sup> 2014.

Alisha R. Clark

Notary Public

My Commission Expires: August 7, 2016

  
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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 PM FILED/CERT

## EXHIBIT A

### Parcel 1:

Lot No. 1 Stough Estates, as recorded in Map Book 23, page 130, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, and run in a Northerly direction along the Easterly line of said 1/4-1/4 section line for 248.54 feet to a point on the Northerly line of Shelby County Highway No. 24, said point being the point of beginning; thence continue along the last stated course for 2082.11 feet to a point; thence turn 92 degrees 39 minutes 20 seconds left and run in a Southwesterly direction for 1163.18 feet to a point; thence turn 93 degrees 53 minutes 06 seconds left and run in a Southeasterly direction for 828.65 feet to a point; thence turn 00 degrees 28 minutes 18 seconds left and continue southeasterly for 656.83 feet to a point; thence turn 95 degrees 22 minutes 53 seconds right and run in a Southwesterly direction for 110.90 feet to a point; thence turn 82 degrees 23 minutes 09 seconds left and run in a Southerly direction for 678.60 feet to a point on the Northerly line of Shelby County Highway No. 24; thence turn 92 degrees 15 minutes 34 seconds left and run in an Easterly direction along said Northerly line of Shelby County Highway No. 24 for 715.19 feet to the P.C. (Point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 563.11 feet and a central angle of 50 degrees 19 minutes 08 seconds for a distance of 494.54 feet to the point of beginning.

### LESS AND EXCEPT:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01 degrees 54 minutes 54 seconds West along the East boundary of said Section 35 for a distance of 248.54 feet to a point being located on the Northerly right of way of Shelby County Highway No. 24; thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 49 degrees 58 minutes 56 seconds and a radius of 563.11 feet for a chord bearing a distance of South 66 degrees 49 minutes West 475.80 feet to the P.T. of said curve; thence proceed North 88 degrees 11 minutes 28 seconds West along the Northerly right of way of said road for a distance of 111.84 feet; thence continue North 88 degrees 11 minutes 28 seconds West along the Northerly right of way of said road for a distance of 466.88 feet to the P.C. of a concave curve right having a delta angle of 90 degrees 00 minutes 01 seconds and a radius of 25.0 feet said point being the point of beginning. From this beginning point continue thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 43 degrees 11 minutes 27 seconds West 35.36 feet to the P.T. of said curve; thence proceed North 01 degrees 48 minutes 32 seconds East for a distance of 428.63 feet to the P.C. of a concave curve left having a delta angle of 00 degrees 22 minutes 45 seconds and a radius of 4778.41 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 01 degrees 18 minutes 36 seconds West, 31.60 feet to the P.T. of said curve; thence proceed North 02 degrees 42 minutes 54 seconds West for a distance of 202.66 feet; thence proceed South 85 degrees 27 minutes 15 seconds West for a distance of 79.35 feet; thence proceed South 03 degrees 04 minutes 03 seconds West for a distance of 678.60 feet to a point on the Northerly right of way of said road; thence proceed South 88 degrees 11 minutes 28 seconds East along the Northerly right of way of said road for a distance of 136.47 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama.

### Parcel 2:

TRACT NO.1: Lots 2 through 13, Stough Estates as recorded in Map Book 23, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama and a part of the Southeast 1/4 of the Northeast 1/4 of



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04/07/2014 03:04:56 PM FILED/CERT




Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, and run in a Northerly direction for a distance of 2330.65 feet to a point; thence turn 92 degrees 39 minutes 20 seconds left and run in a Southwesterly direction for 1163.18 feet to the point of beginning; thence turn 93 degrees 53 minutes 06 seconds left and run in a Southeasterly direction for 828.65 feet to a point; thence turn 00 degrees 28 minutes 18 seconds left and continue Southeasterly for 656.83 feet to a point; thence turn 95 degrees 22 minutes 53 seconds right and run in an Easterly direction for 110.90 feet to a point; thence turn 82 degrees 23 minutes 09 seconds left and run in a Southerly direction for 678.60 feet to a point on the North line of Shelby County Highway No. 24; thence turn 88 degrees 44 minutes 26 seconds right and run in a Westerly direction along said Northerly line of Shelby County Highway No. 24 for 1171.69 feet to a point as marked by a concrete monument (broken off at the top); thence turn 53 degrees 43 minutes 55 seconds right and run in a Northwesterly direction for 94.87 feet to a point on the Easterly line of Alabama Highway No. 119 as marked by a concrete monument, said point also lying on a curve to the left; thence in the arc of said curve, having a radius of 11,419.16 feet in a Northeasterly direction for 29.93 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction and along said Easterly line of Alabama Highway No. 119 for 838.10 feet to the P.C. of a curve to the left; thence in the arc of said curve, having a radius of 7676.60 feet and a central angle of 04 degrees 02 minutes and along said Easterly line of Alabama Highway No. 119 for 540.39 feet to the P.T. (Point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction and along the Easterly line of Alabama Highway No. 119 for 490.13 feet to the P.C. (Point of Curve) of a curve to the right; thence in the arc of said curve, having a radius of 7599.80 feet and a central angle of 00 degrees 45 minutes 54 seconds and along said Easterly line of Alabama Highway No. 119 for 101.48 feet to a point; thence turn 77 degrees 20 minutes 12 seconds right (angle measured to chord) and run in a Northeasterly direction for 832.50 feet to the point of beginning.

TRACT NO 2: Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01 degrees 54 minutes 54 seconds West along the East boundary of said Section 35 for a distance of 248.54 feet to a point being located on the Northerly right-of-way of Shelby County Highway No. 24; thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 49 degrees 58 minutes 56 seconds and a radius of 563.11 feet for a chord bearing and distance of South 66 degrees 49 minutes West, 475.80 feet to the P. T. of said curve; thence proceed North 88 degrees 11 minutes 28 seconds West along the Northerly right-of-way of said road for a distance of 111.84 feet; thence continue North 88 degrees 11 minutes 28 seconds West along the Northerly right-of-way of said road for a distance of 466.88 feet to the P. C. of a concave curve right having a delta angle of 90 degrees 00 minutes 01 seconds and a radius of 25.0 feet said point being the point of beginning. From this beginning point continue thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 43 degrees 11 minutes 27 seconds West, 35.36 feet to the P. T. of said curve; thence proceed North 01 degrees 48 minutes 32 seconds East for a distance of 428.63 feet to the P. C. of a concave curve left having a delta angle of 00 degrees 22 minutes 45 seconds and a radius of 4778.41 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 01 degree 18 minutes 36 seconds West, 31.60 feet to the P. T. of said curve; thence proceed North 02 degrees 42 minutes 54 seconds West for a distance of 202.66 feet; thence proceed South 85 degrees 27 minutes 15 seconds West for a distance of 79.35 feet; thence proceed South 03 degrees 04 minutes 03 seconds West for a distance of 678.60 feet to a point on the Northerly right-of-way of said road; thence proceed South 88 degrees 11 minutes 28 seconds East along the Northerly right-of-way of said road for a distance of 136.47 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT


  
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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 PM FILED/CERT

Lots 14, 25, 26 & 27 of Colonial Oaks Subdivision, Phase I, as recorded in the Judge of Probate Office in Shelby County, Alabama in map book 39, page 45, instrument number 2007 1009000470720.

Lot 5, according to the Survey of Colonial Oaks, Phase I as recorded in Map Book 39, Page 45 and re-recorded in Map Book 39, Page 115, in the Office of the Probate Office of Shelby County, Alabama.

*MLH*  
*4-7-14*

Lots 6 and 11, according to the Survey of Colonial Oaks, Phase I as recorded in Map Book 39, Page 45 and re-recorded in Map Book 39, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

  
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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 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 Sherwood Inc. and Wilton Long Robinson  
Mailing Address 129 Revolutionary Way  
Montevallo, AL 35115

Grantee's Name Union State Bank  
Mailing Address 3437 Lorna Road  
Hoover, Alabama 35226

Property Address Undeveloped Property on  
Highway 22

Date of Sale 4-7-2014  
Total Purchase Price \$

or  
Actual Value \$ 191,666.67

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

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 4-7-2014

Print Thomas Thorne for Union State Bank

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Shelby Cnty Judge of Probate, AL  
04/07/2014 03:04:56 PM FILED/CERT

Form RT-1