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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA	
COUNTY OF SHELBY	

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: On December 29, 2005, Spratlin Construction Company, Inc., an Alabama corporation, executed a certain mortgage to Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through merger and by name change to First Commercial Bank, as Mortgagee ("Synovus Bank"), recorded in the office of the Judge of Probate of Shelby County, Alabama at Instrument #20060123000034360 in the aforesaid Probate Court; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, 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 title 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Synovus 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 the foreclosure of said mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of June 25, July 2 and July 9, 2014; and

WHEREAS, on July 18, 2014, the day on which the 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 Synovus Bank did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Jay H. Clark was the Auctioneer who conducted said sale for Synovus Bank; and

WHEREAS, Synovus Bank was the highest and best bidder in the amount of Fifty Three Thousand and No/100 Dollars (\$53,000.00), on the indebtedness secured by said mortgage. Synovus Bank, by and through Jay H. Clark, as Auctioneer conducting said sale and as attorney in fact for Synovus Bank does hereby GRANT, BARGAIN, SELL AND CONVEY unto Synovus Bank all of their right, title and interest in and to the following described property situated in Shelby County, Alabama to-wit:

Lots 37 and 39 according to the Survey of Chelsea Ridge Estates 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Synovus Bank, its successors, heirs 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.

IN WITNESS WHEREOF Synovus Bank has caused this instrument to be executed by Jay H. Clark, as Auctioneer conducting said sale, and as attorney in fact, and Jay H. Clark, as Auctioneer conducting said sale has hereto set his hand and seal on this the 18th day of July, 2014.

SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through merger and by name change to First Commercial Bank, as Mortgagee

By:

Jay A. Clark

Auctioneer and Attorney in Fact

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Jay H. Clark, whose name as Auctioneer and Attorney in Fact for Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through merger and by name change to Synovus Bank, as Mortgagee 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 such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2014.

Notary Public

My commission expires

PUBLIC

This instrument prepared by:

Jay H. Clark, Esq.

WALLACE, JORDAN, RATLIFF & BRANDT, L.L.C.

Post Office Box 530910

Birmingham, Alabama 35253 (205) 874-0313

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Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Spratlin Construction Co., Inc PO Box 354	Grantee's Name	Synovus Bank 800 Shades Creek Parkway
Mailing Address	Chelsea, AL 35043-0354	Mailing Address	Birmingham, AL 35209
Property Address	2108 and 2120 Chelsea Ridge Drive	Date of Sale	07/18/2014
	Chelsea, AL 35051	Total Purchase Price	\$53,000.00
20140718	3000220370 3/3 \$23.00 Cnty Judge of Probate, AL	or Actual Value or or Assessor's Market Value	\$ \$
07/18/20	014 02:24:21 PM FILED/CERT		<u> </u>
•	X		llowing documentary evidence:
If the conveyance the filing of this for	•	on contains all of the require	ed information referenced above,
	<u> </u>	nstructions	
Grantor's name and their current mailing	•	me of the person or person	s conveying interest to property as
Grantee's name an being conveyed.	d mailing address - provide the na	ame of the person or person	s to whom interest to property is
Property address -	the physical address of the prope	rty being conveyed, if availa	ible.
Date of Sale - the	date on which interest to the prop	erty was conveyed.	
•	e - the total amount paid for the strument offered for record.	purchase of the property, bo	oth real and personal, being
conveyed by the in	e property is not being sold, the tr strument offered for record. This sessor's current market value.		•
current use valuation	ty tax purposes will be used and	by the local official charged	with the responsibility of valuing
accurate. I further	t of my knowledge and belief that understand that any false stateme of Code of Alabama 1975 § 40-22-1	ents claimed on this form ma	
Date: <u>July 9, 2014</u>			k, Attorney for Synovus Bank
Unattested		Sign: Out (Mul-

(verified by)

Form RT-1

Grantor/Grantee/Owner/Agent (circle one)