

STATE OF ALABAMA  
COUNTY OF SHELBY

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**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:

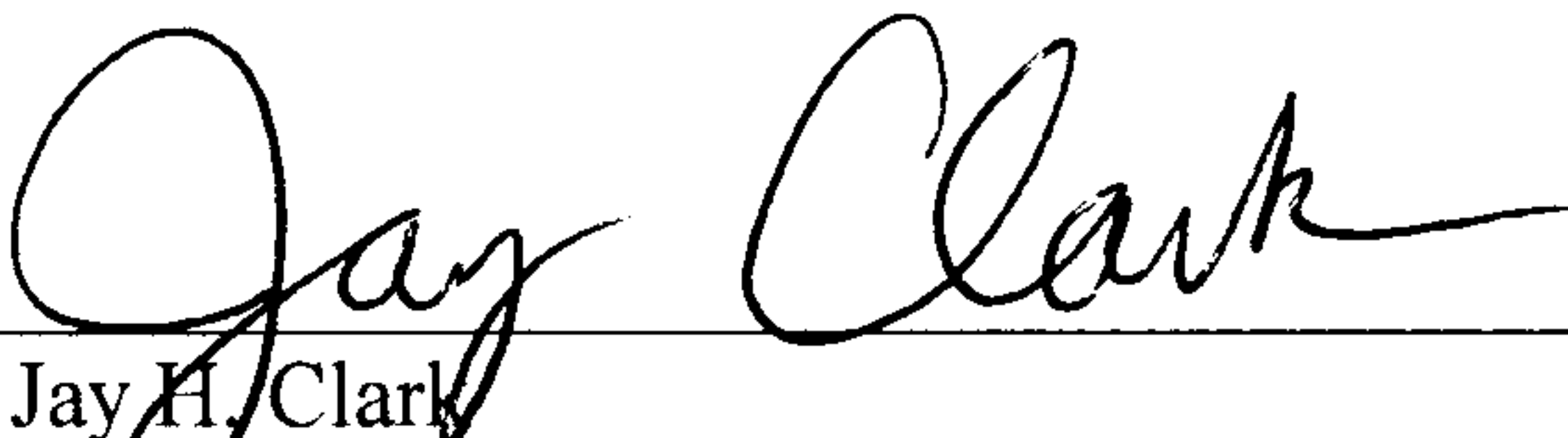


Lots 37 and 39 according to the Survey of Chelsea Ridge Estates 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

**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.

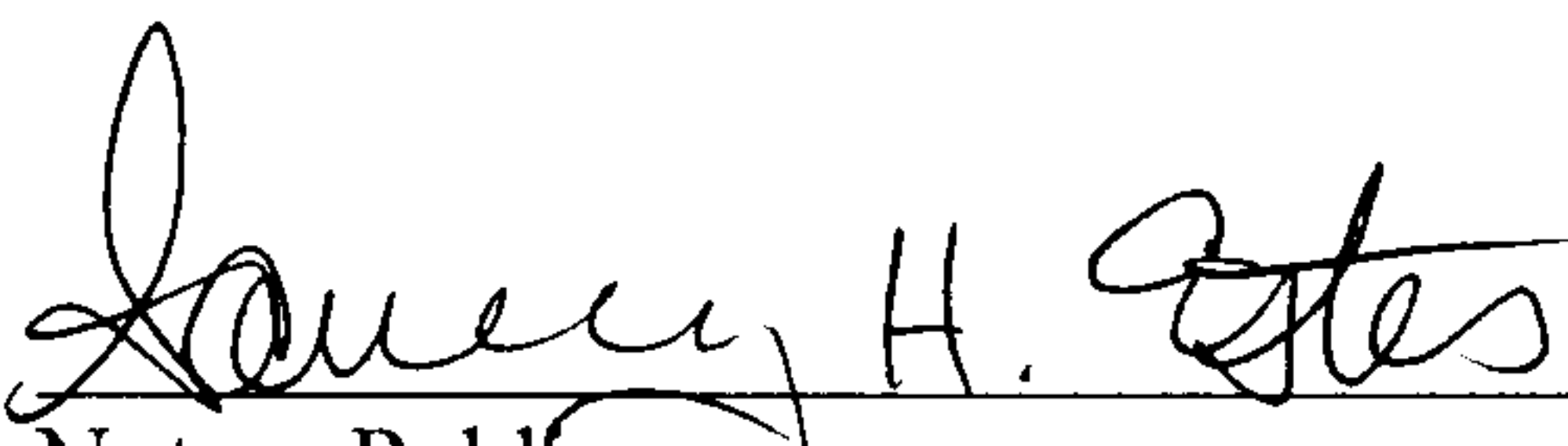
SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through merger and by name change to First Commercial Bank, as Mortgagee

By:   
Jay H. Clark  
Auctioneer and Attorney in Fact

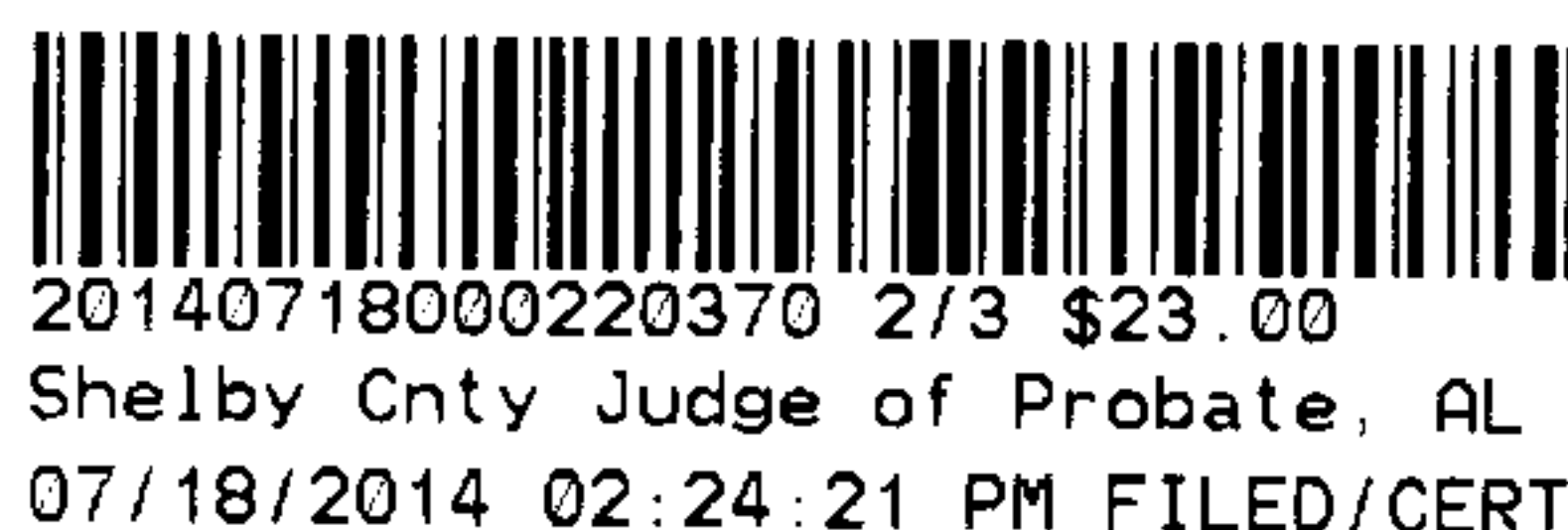
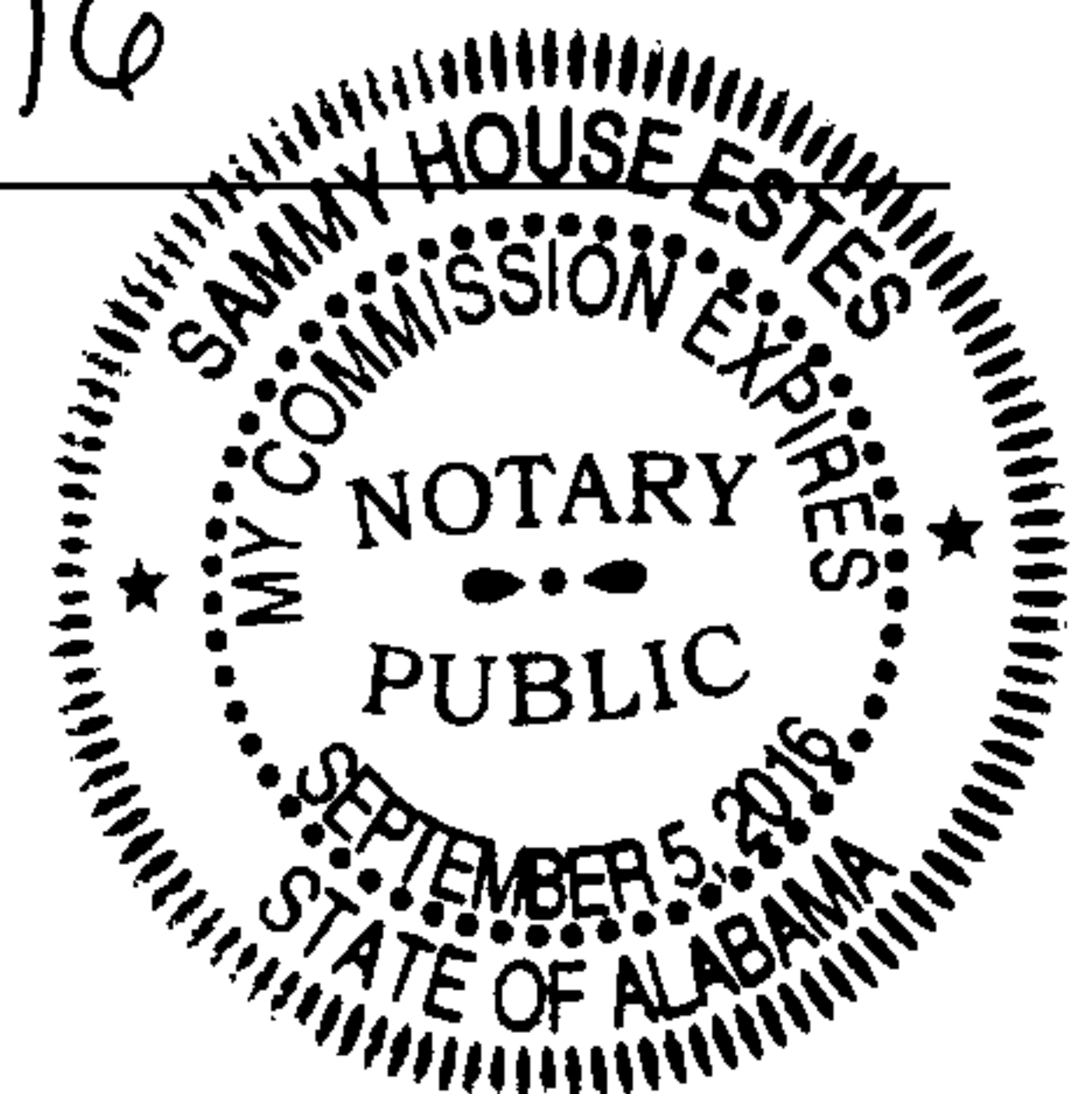
STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

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: 9-5-16

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



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

**Form RT-1**