


Grantor's Name: Linda Gable and husband, Roy Gable
Mailing Address: 33 Lakeside Drive
Childersburg, Alabama 35044
Property Address:

Grantee's Name: First US Bank
Mailing Address: 604 Oak Mountain Commons Lane
Pelham, AL 35124
Date of Sale: December 16, 2014
Total Purchase Price \$ _____
or
Actual Value \$44,000.00
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this deed 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 _____


20141222000401540 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
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This instrument prepared by:

Michael B. Odom
RUMBERGER, KIRK & CALDWELL, P.C.
2001 Park Place North, Suite 1300
Birmingham, AL 35203

Send tax notice to:

First US Bank
604 Oak Mountain Commons Lane
Pelham, AL 35124

FORECLOSURE DEED


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 19, 2005, Linda Gable and husband, Roy Gable, ("Mortgagor"), executed a certain mortgage to First US Bank, formerly known as First United Security Bank, ("Mortgagee"), which said mortgage is recorded in the records of the office of the Judge of Probate of Shelby County, Alabama in Instrument # 20050830000447870 ("Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the said Mortgagee 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, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of

November 12, 19 & 26, 2014; and,


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WHEREAS, on December 16, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of First US Bank, in the amount of Forty-Four Thousand and no/100 Dollars (\$44,000.00), which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to First US Bank; and,

WHEREAS, Michael B. Odom, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the purchase price of Forty-Four Thousand and no/100 Dollars (\$44,000.00), Linda Gable and husband, Roy Gable, Mortgagors, by and through the said Michael B. Odom, agent and attorney-in-fact for Mortgagee, do grant, bargain, sell and convey unto the said First US Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to wit:

PARCEL I:

Commence at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama; thence run easterly along the South line of said quarter-quarter a distance of 40.01 feet to the point of beginning of the parcel being described; thence continue along last described course (along quarter-quarter line) a distance of 417.42 feet to a point; thence turn an angle of 90 degrees 48

minutes to the left and run northerly a distance of 208.71 feet to a point; thence turn an angle of 89 degrees 12 minutes to the left and run westerly a distance of 417.42 feet to a point on the East right of way line of Shelby County Highway No. 49; thence turn an angle of 90 degrees 48 minutes left and run southerly along said right of way line a distance of 208.71 feet to the point of beginning.

PARCEL II:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East; thence run westerly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 210.80 feet to the point of beginning of the parcel of land herein described; thence continue westerly along the last described course for 668.66 feet to a point, being the Southeast corner of the Leslie F. Kirby III and Deanna J. Kirby property; thence turn an angle of 88 degrees 46 minutes 00 seconds to the right and run along the East boundary of said Kirby property for 208.71 feet to a point; thence turn an angle of 88 degrees 46 minutes 00 seconds to the left and run westerly along the North boundary of said Kirby property for 417.42 feet to a point on the East right of way line of County Highway 49; thence turn an angle of 89 degrees 15 minutes 29 seconds to the right and run along said right of way for 71.29 feet to a point; thence turn an angle of 90 degrees 44 minutes 31 seconds to the right and run 1091.50 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 279.94 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama and being further described as Parcel III, according to survey of James L. Bolton and Peggy Bolton property as recorded in Map Book 14, Page 117, in Probate Office of Shelby County, Alabama.


PARCEL III:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1088.80 feet to the point of beginning; thence continue West along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.00 feet to the East right of way line of Shelby County Highway No. 49; thence turn an angle of 91 degrees 07 minutes 30 seconds to the left and run along said highway right of way a distance of 180.89 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 176.77 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record

which take priority over the Mortgage.


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SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said First US Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said First US Bank, formerly known as First United Security Bank, by Michael B. Odom, agent and attorney-in-fact for First US Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 17th day of December, 2014.

BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
First US Bank, as Auctioneer

BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
Linda Gable and husband, Roy Gable,
Mortgagors

Michael B. Odom
Michael B. Odom, as Auctioneer conducting said
sale



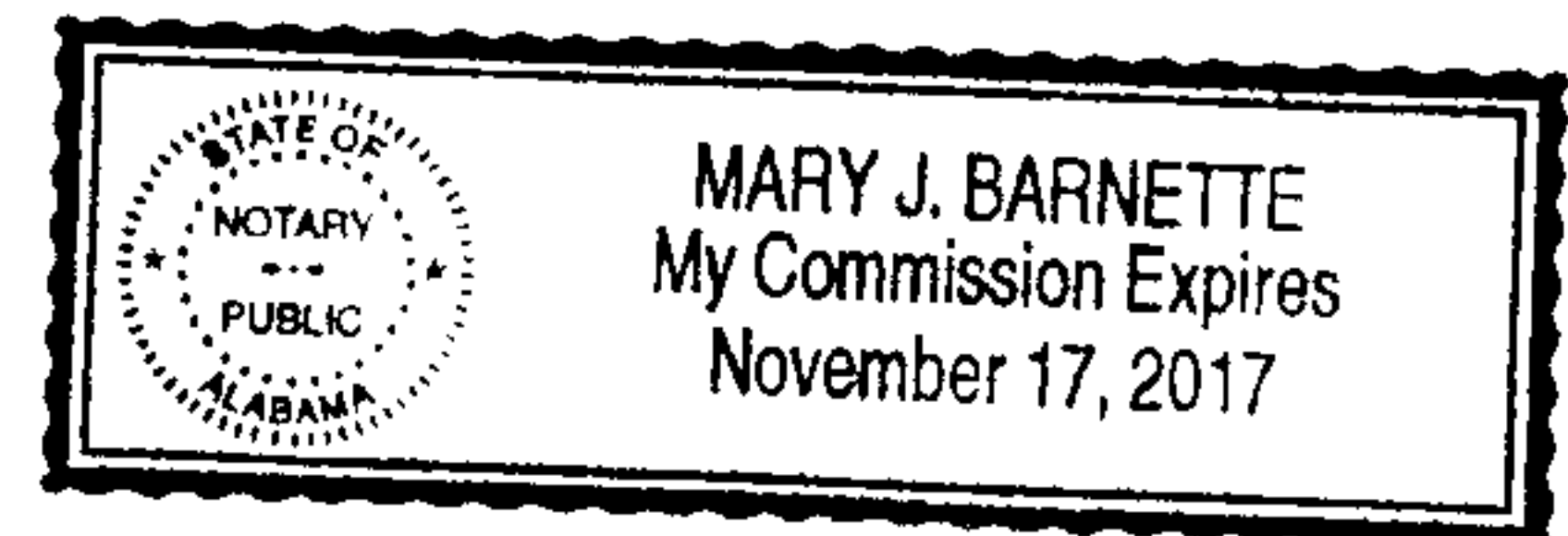
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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for First US Bank, 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 this conveyance, he, in his capacity as such agent and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December, 2014.

Mary J. Barnette
Notary Public

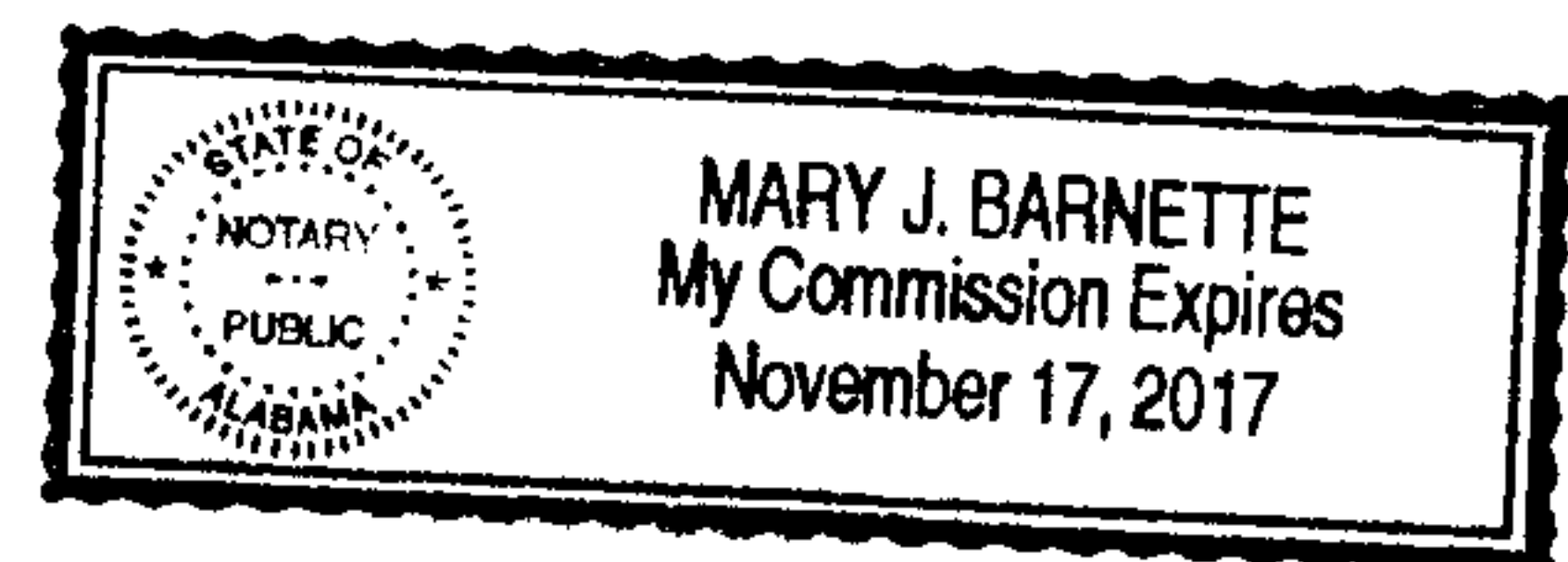


STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for Linda Gable and husband, Roy Gable, 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 this conveyance, that he, in his capacity as such agent and attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December, 2014.

Mary J. Barnette
Notary Public



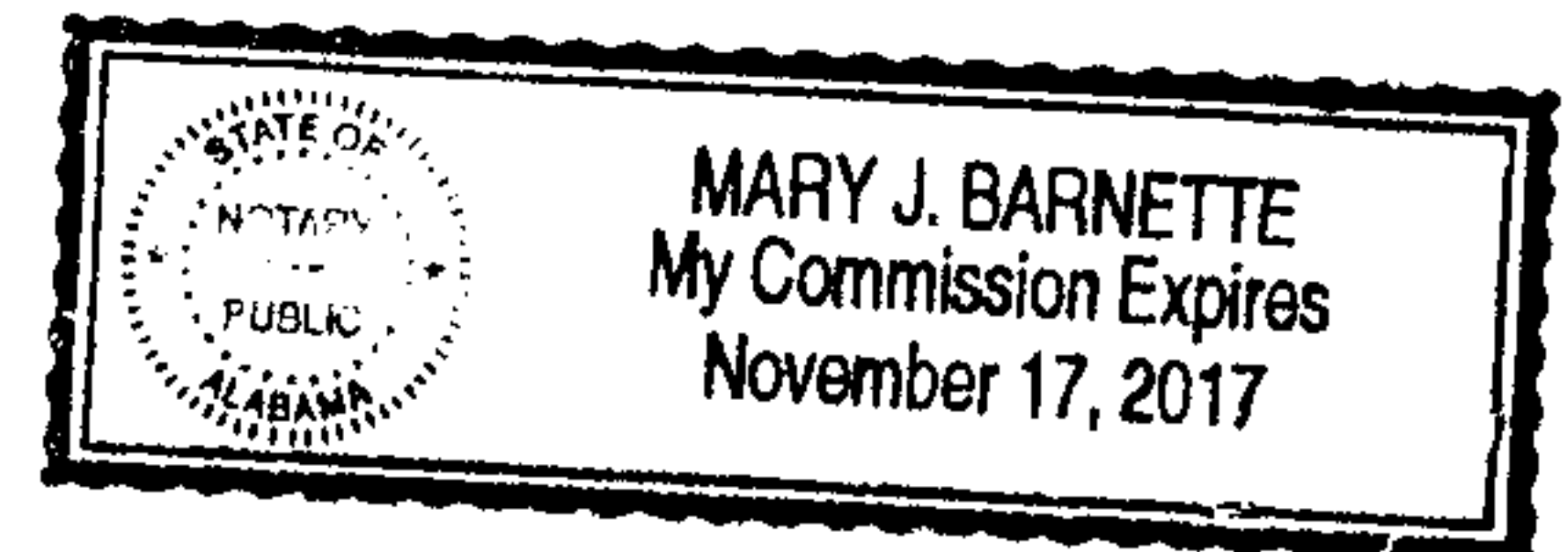
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