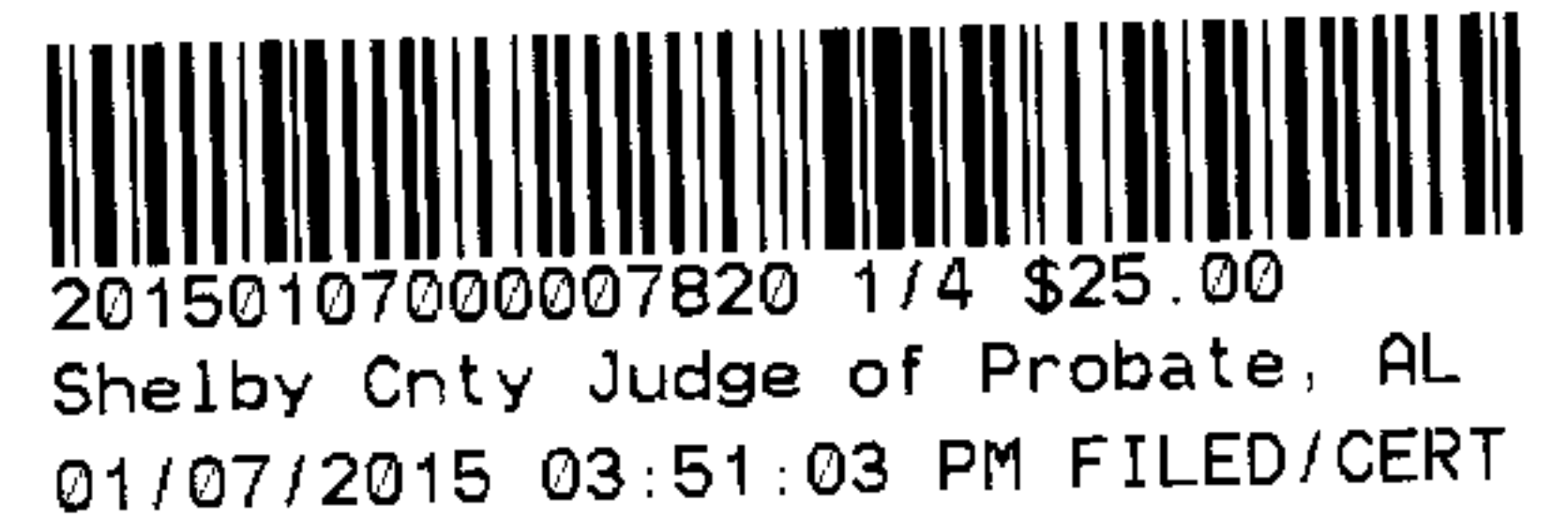


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )



**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: October 29, 2001, James F. Davies and Michael Robertson, Mortgagors, executed a certain mortgage to BancorpSouth Bank, a corporation, said mortgage being recorded in Instrument 2002-02085, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, the said BancorpSouth Bank transferred and assigned said mortgage and the debt thereby secured to AJS Investments, LLC, a limited liability company, being recorded in Instrument 20141118000362970 and said mortgage corrected by Scrivener's Affidavit recorded in Instrument 20141118000362980, aforesaid records, and AJS Investments, LLC, is now the holder and owner of said mortgage and debt; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said AJS Investments, LLC, as Transferee, did declare all of the indebtedness secured by the 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 U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of December 10, 17 and 24, 2014; and

**WHEREAS**, on January 7, 2015, 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 sale was duly and properly conducted, and the said said AJS Investments, LLC, as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of AJS Investments, LLC, in the amount of Twenty Two Thousand One Hundred Two and 77/100 Dollars (\$22,102.77) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said AJS Investments, LLC; and

**WHEREAS**, W. L. Longshore, III conducted said sale on behalf of the said AJS Investments, LLC; 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 credit of Twenty Two Thousand One Hundred Two and 77/100 Dollars (\$22,102.77) James F. Davies and Michael Robertson, mortgagors by and through the said AJS Investments, LLC, as transferee, do grant, bargain, sell and convey unto AJS Investments, LLC, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Parcel I:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; and run in a Northerly direction along the Westerly line of said 1/4-1/4 section 330.00 feet; thence

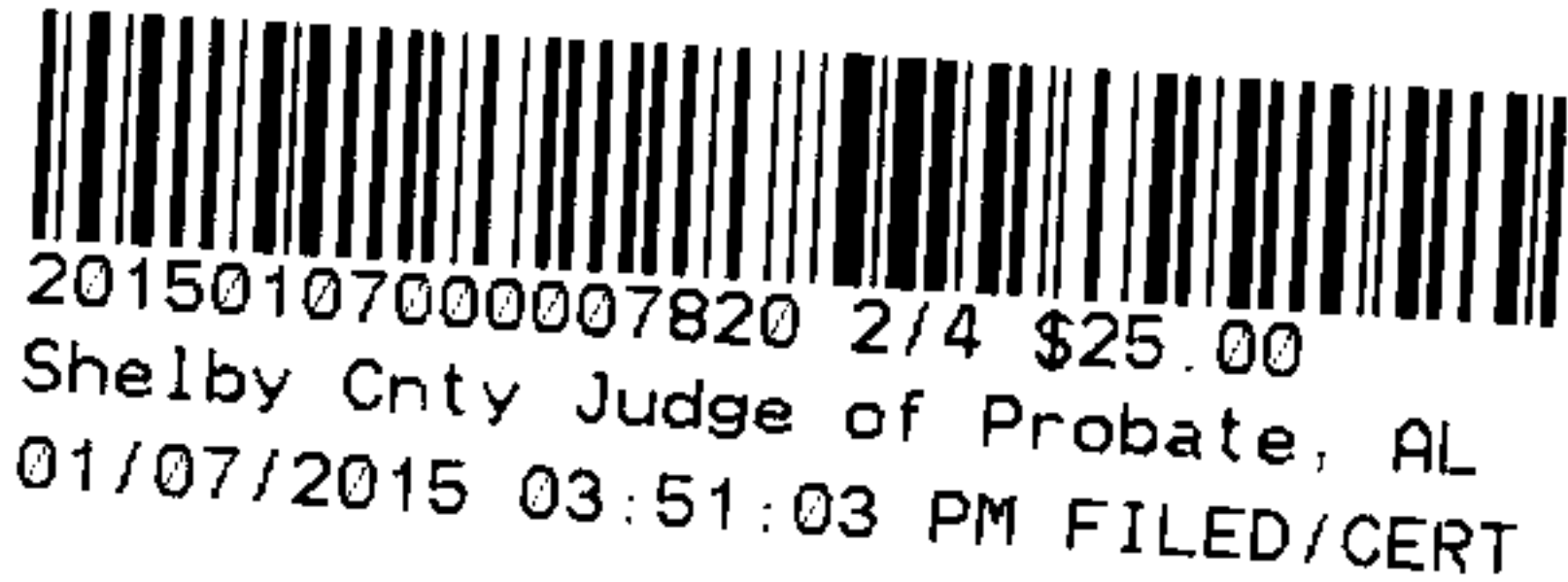
turn an angle to the left 89°49'00" and run in a Westerly direction 64.02 feet to a point on the Easterly right of way of Old Highway 280; thence turn an angle to the right 93°54'00" and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86°06'00" and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86°06'00" and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93°54'00" and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93°54'00" and run in Northerly direction 150.00 feet; thence turn an angle to the left 93°54'00" and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Highway 280; said curve having a central angle of 3°23'14" and a radius of 2,321.41 feet; thence turn an angle to the right 91°09'06" to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89°15'23" from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58°19'54" and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3°45'23" and run Southeasterly 50.00 feet; thence turn an angle to the left 14°00'00" and run Southeasterly 50.00 feet; thence turn an angle to the right 14°31'00" and run Southeasterly 35.00 feet; thence turn an angle to the right 10°00'00" and run Southeasterly 43.00 feet; thence turn an angle to the left 05°00'00" and run Southeasterly 30.00 feet; thence turn an angle to the right 25°00'00" and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13°00'00" and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16°00'00" and run in a Southwesterly direction 40.25 feet; thence turn an angle to the left 114°30'00" and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89°49'00" and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90°11'00" and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90°00'00" and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90°00'00" and run in a Westerly direction 475.17 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said 1/4-1/4 section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89°49'00" and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93°54'00" and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86°06'00" and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46°57'00" and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133°03'00" and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

PARCEL II:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said 1/4-1/4 section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89°49'00" and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93°54'00" and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86°06'00" and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46°57'00" and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133°03'00" and run



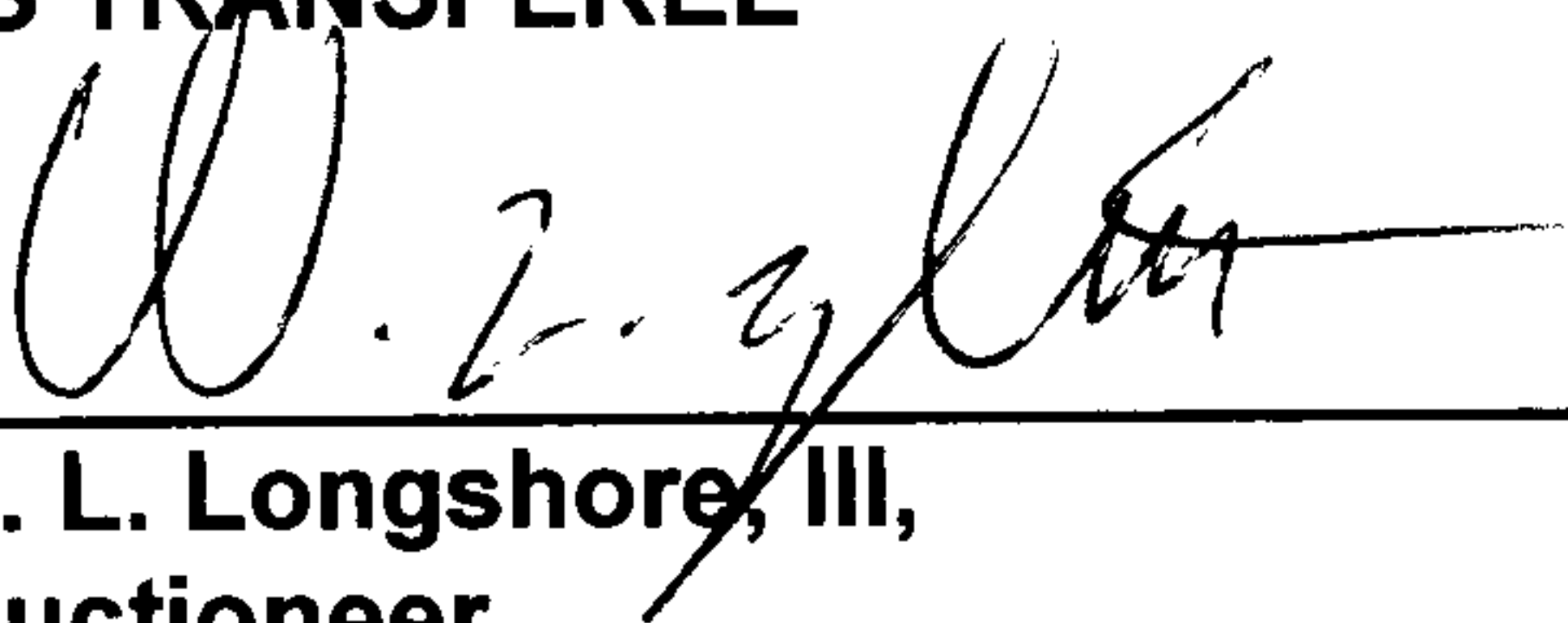
in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

**TO HAVE AND TO HOLD**, the above described property unto the said AJS Investments, LLC, its successors 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**, the said James F. Davies and Michael Robertson, Mortgagors, by the said AJS Investments, LLC, as transferee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 7<sup>th</sup> day of January, 2015.

**JAMES F. DAVIS  
AND  
MICHAEL ROBERTSON,  
MORTGAGOR**

**By: AJS INVESTMENTS, LLC,  
AS TRANSFeree**

By:   
\_\_\_\_\_  
**W. L. Longshore, III,  
Auctioneer**

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said AJS Investments, LLC, 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 auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of January, 2015.


  
\_\_\_\_\_  
**NOTARY PUBLIC: Yvette A. Cole  
My Commission Expires: 05/24/2016**

**THIS INSTRUMENT PREPARED BY:**

W. L. Longshore, III  
Longshore, Buck & Longshore, P.C.  
The Longshore Building  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703

**GRANTEE'S ADDRESS:**

AJS Investments, LLC  
4721 Christie Lane  
Birmingham, AL 35216

  
20150107000007820 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/07/2015 03:51:03 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: James F. Davis and  
Michael H. Robertson

Grantee's Name: AJS Investments, LLC

Mailing Address: James F. Davies  
2575 Commanche Drive  
Birmingham, AL 35244  
Michael H. Robertson  
7709 John Pelham Trail  
McCalla, AL 35111

Mailing address: 4721 Christie Lane  
Birmingham, AL 35216

Property Address: Lot 4 and 5 Salser Lane  
Birmingham, AL 35242

Date of Sale: January 7, 2015  
Total Purchase Price \$ 22,102.77

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20150107000007820 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/07/2015 03:51:03 PM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☒ Other (Foreclosure Deed)  
☐ Closing Statement

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 1-7-2015

Print W. L. Longshore, III

☐ Unattested

Sign

Verified by

(Grantor/Grantee/Owner/Agent) circle one