

INSTRUMENT PREPARED BY:
Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076

SEND TAX NOTICE TO:
TrustMark National Bank
P.O. Box 240
Montevallo AL 35115

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


KNOW ALL MEN BY THESE PRESENTS, that;

WHEREAS, **Maverick Enterprises LLC** executed a mortgage in favor of **Trustmark National Bank, successor by merger to BankTrust, successor by merger to The Peoples Bank and Trust Company**, dated July 26, 2006, and recorded in the office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20070803000362260, the undersigned Trustmark National Bank, as Mortgagee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Columbiana, Shelby County, Alabama, on the 4th day of June, 2015, and;

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the Mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and;

WHEREAS, there has been such default and the notice of the time, place, and terms of the said sale have been advertised for three (3) consecutive weeks in the Shelby County Reporter, a newspaper published in the CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA and under the dates of May 20 and 27 and June 3, 2015, and the sale has been made at public auction in all respects as provided in said Mortgage Deed and in said notice on, to-wit; June 4, 2015, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale TRUSTMARK NATIONAL BANK was the highest bidder therefor, having bid and paid the sum of TWO MILLION TWO HUNDRED SIXTEEN THOUSAND, and 00/100, (\$2,216,000.00) DOLLARS, which said amount constituted the last best and highest bid therefor;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO MILLION TWO HUNDRED SIXTEEN THOUSAND, and 00/100, (\$2,216,000.00) DOLLARS, in hand paid by TRUSTMARK NATIONAL BANK, receipt of which is hereby acknowledged, the said Mortgagee,


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Shelby Cnty Judge of Probate, AL
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acting by and through MITCHELL A. SPEARS, ATTORNEY-IN-FACT and AUCTIONEER making the sale, who is duly authorized as such by said Mortgage and under the laws of Alabama; to execute a deed to the Purchaser does;

Give, Grant, Bargain, Sell and Convey unto the said TRUSTMARK NATIONAL BANK, its successors, and assigns, all right, title and interest of MAVERICK ENTERPRISES LLC in and to the real property hereinafter described, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory right of redemption expiring one year after June 4, 2015, and subject to existing liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

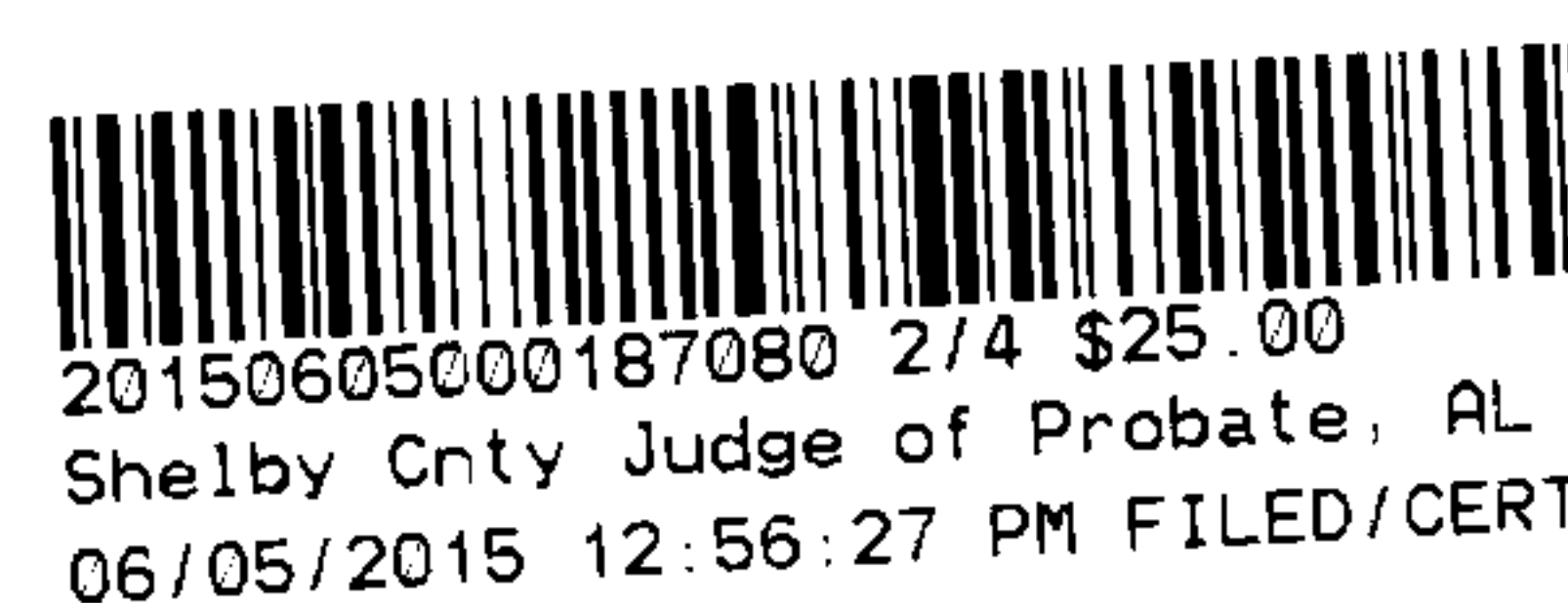
PARCEL I:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northwest 1/4 of the Southwest 1/4 for a distance of 1437.46 feet to a 1/2" rebar in place being located on the easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1205.0 feet; thence proceed northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the easterly right of way of said road for a distance of 259.05 feet to a 1/2" rebar in place being located on the southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1215.0 feet; thence proceed southeasterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East, 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Township South, Range 2 West, Shelby County, Alabama.

PARCEL II:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degree 57 minutes 13 seconds East along the East boundary of said Northwest 1/4 of the Southeast 1/4 and along the East boundary of the Southwest 1/4 of the Northeast 1/4 for a distance of 1766.17 feet to a iron pin in place being located on the southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the southerly right of way of said railroad for a distance of 1770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1215.0 feet; thence proceed southwesterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence



proceed South 01 degree 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast 1/4 of the Southwest 1/4; thence proceed South 88 degrees 39 minutes 48 seconds East along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northeast 1/4 of the Southeast 1/4 for a distance of 2059.13 feet to the point of beginning.


The above described land is located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above property is also described as Lots 1 and 2, according to the Map and Survey of R. H. Gentry, Jr. Estate as recorded in Map Book 32, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said TRUSTMARK NATIONAL BANK and its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 4th day of June, 2015, by and through Mitchell A. Spears acting herein as Mortgagee's attorney-in-fact and as auctioneer.

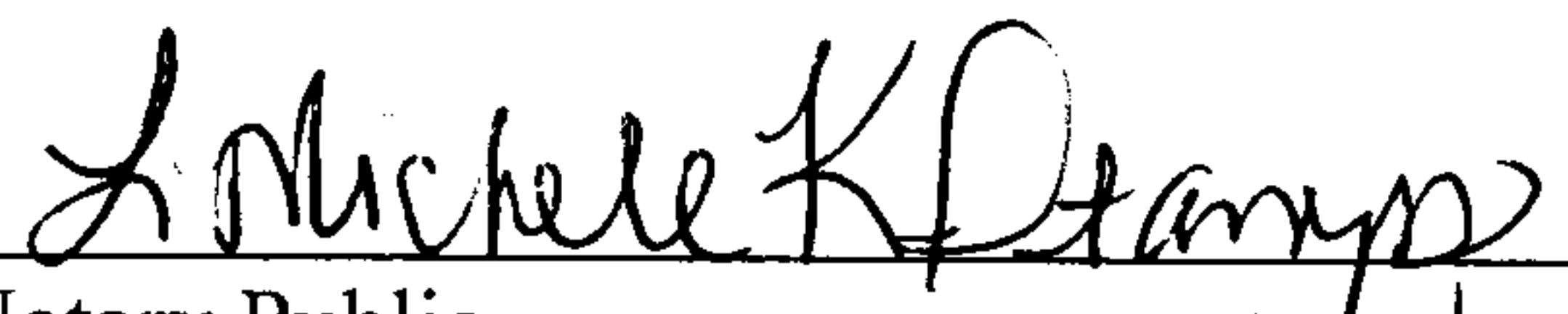
TRUSTMARK NATIONAL BANK


By: Mitchell A. Spears
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, whose name as attorney-in-fact and Auctioneer 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 Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of TrustMark National Bank, as Mortgagee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2015.


Notary Public
My commission expires: 05 / 18 / 19



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name TrustMark National Bank
Mailing Address P. O. Box 240
Montevallo AL 35115

Grantee's Name TrustMark National Bank
Mailing Address P. O. Box 240
Montevallo AL 35115

Property Address Vacant Property

Date of Sale 06-04-2015
Total Purchase Price \$ 2,216,000.00
Or
Actual Value \$ _____
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

_____Appraisal
XX Other Mortgagee was Purchaser at Mortgage
Foreclosure Sale

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.

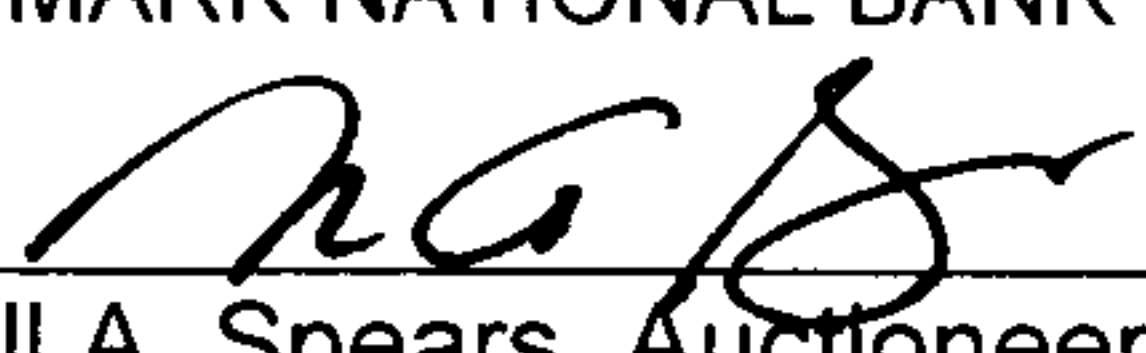
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.


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).

TRUSTMARK NATIONAL BANK


Mitchell A. Spears, Auctioneer/Grantor


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