

THIRD CORRECTIVE MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



20150918000326880 1/7 \$36.00
Shelby Cnty Judge of Probate, AL
09/18/2015 08:40:16 AM FILED/CERT

This Corrective Mortgage Foreclosure Deed is being recorded to correct the second Corrective Mortgage Foreclosure recorded on August 31, 2010 in the Probate Office of Shelby County, Alabama (Instrument #20100831000280800), which correctly described the property using the previously recorded Survey of Cambridge Park Subdivision. However, this second Corrective Mortgage Foreclosure Deed failed to include the common areas of the Subdivision that were foreclosed upon in the original Foreclosure Deed, recorded on November 17, 2008 in the Probate Office of Shelby County, Alabama (Instrument #20081117000442440) and the first Corrective Foreclosure deed, recorded on February 10, 2009 in the Probate Office of Shelby County, Alabama (Instrument #20090210000045740). Accordingly, this third Corrective Foreclosure Deed uses a legal description that includes the common areas of the Subdivision.

HOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Cambridge Park, LLC executed a certain Promissory Note and Mortgage on First Commercial Bank, dated February 27, 2006 (loan # 69361557/1), in the original principal amount of One Million Two Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$1,207,500.00), recorded as Instrument #20060310000113180 in the Office of Probate for Shelby County, Alabama. Mr. Macon Wilson Taylor paid the outstanding balance of Cambridge Park, LLC's obligations under the aforementioned Note and Mortgage in return for an assignment, dated September 18, 2008, of First Commercial's rights under the aforementioned note and mortgage, recorded as instrument #20081010000401750; and

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Macon Wilson Taylor 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. Regular Mail and by publication in the Shelby County Reporter, a publication of general interests and circulation published in Shelby County, Alabama in its issues of October 29, 2008, November 5, 2008, and November 12, 2008; and,

WHEREAS, on November 14, 2008, 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 Macon Wilson Taylor did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County

Courthouse, located at 112 North Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Macon Wilson Taylor in the amount of Three Hundred Seventy Thousand and 00/100 (\$370,000.00) which sum was offered to be credited on the indebtedness secured by said Mortgage, and said property was thereupon sold to Macon Wilson Taylor; and

WHEREAS, Brice M. Johnston, Esq. conducted the sale on behalf of Macon Wilson Taylor; and,

WHEREAS, said Mortgage expressly authorized the person conducting the 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 Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00), Cambridge Park, LLC, Mortgagor, by and through Macon Wilson Taylor, does grant, bargain, sell and convey to Macon Wilson Taylor, the real property situated in Shelby County, Alabama described in the attached **Exhibit A**.


TO HAVE AND TO HOLD, the above described property unto Macon Wilson Taylor, his heirs, successors and assigns forever, subject however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Cambridge Park, LLC, Mortgagor, by and through the said Macon Wilson Taylor, Mortgagee, by and through Brice M. Johnston, Esq., as auctioneer conducting the sale caused these presents to be executed on this the 17th day of September 2015.

Cambridge Park, LLC, Mortgagor

By: Macon Wilson Taylor

By: 
Brice M. Johnston, Esq., Auctioneer,
Agent and Attorney-in-fact for
Mortgagor


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[illegible]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brice M. Johnston, Esq., whose name as auctioneer for Macon Wilson Taylor is signed to the forgoing 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2015.


Notary Public

[Notarial Seal]

PONYA LEA PARKS
Notary Public, Alabama State At Large
My Commission Expires Jun. 15, 2016

This instrument prepared by:

Russell M. Cunningham, IV
Cunningham Firm, LLC
Steiner Building, Suite 305
15 Richard Arrington, Jr. Blvd. N.
Birmingham, AL 35203-4141

Grantees address:

Macon Wilson Taylor
3340 Sandhurst Road
Birmingham, AL 35223



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Exhibit A

PARCEL I:

Lots 1 through 8, 13, 14, 16, 17, 19 through 24, 26 through 45, 47, 48, 50 through 65, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

TRACT I:

Parcel A

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds from the previous course and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a right interior angle of 102 degrees 42 minutes 57 seconds and run Southwesterly along and with said wire fence for a distance of 347.00 feet to a 1" crimped iron pipe found on the Northeasterly edge of a Right of Way for a public road; thence turn a right interior angle of 64 degrees 04 minutes 34 seconds and run Southeasterly for a distance of 500.16 feet to a $\frac{1}{2}$ inch iron pin found; thence turn a right interior angle of 108 degrees 01 minutes 20 seconds and run Northeasterly for a distance of 225.00 feet to the point of beginning, making a closing right interior angle of 85 degrees 11 minutes 09 seconds.

Parcel B

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a left interior angle of 77 degrees 17 minutes 03 seconds and run Northeasterly along and with said wire fence for a distance of 327.21 feet to an iron



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pin found; thence turn a left interior angle of 209 degrees 26 minutes 04 seconds and run Northeasterly for a distance of 151.09 feet to the point of beginning, making a closing left interior angle of 24 degrees 06 minutes 49 seconds.

Utility Easement

The above parcels are subject to a utility easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama.

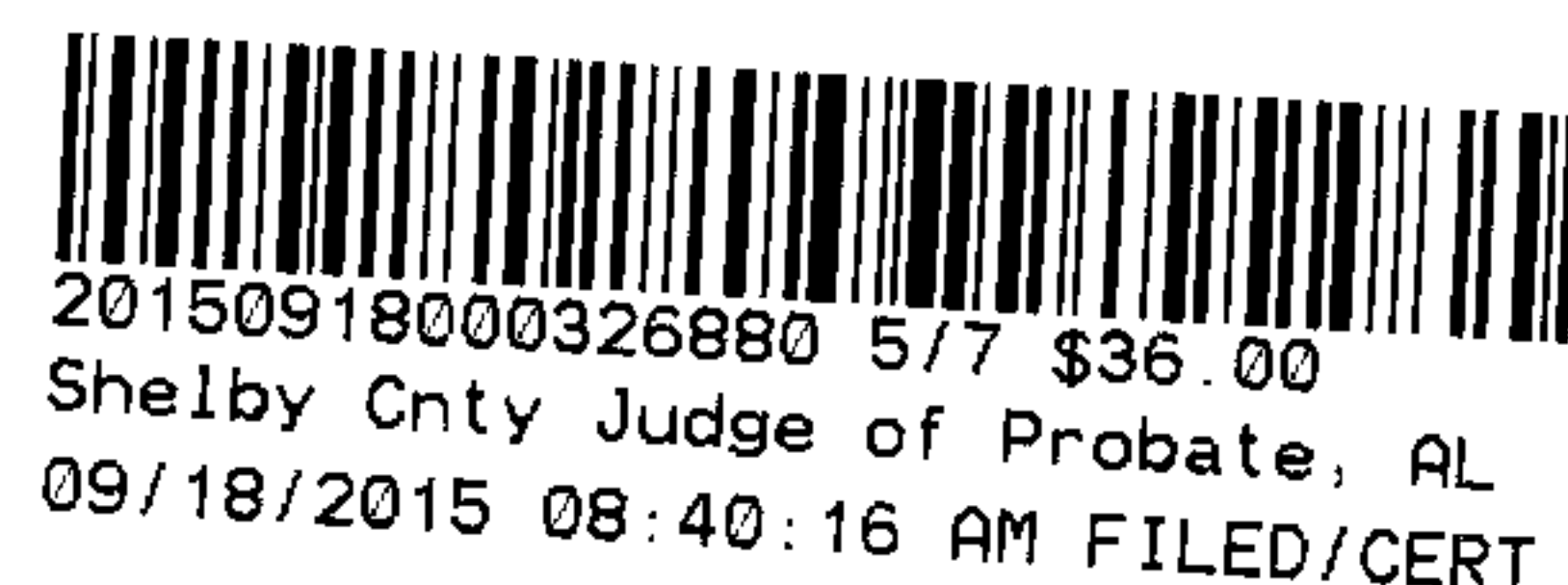
Also a non-exclusive right of way, described as follows:

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwesterly most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the point of beginning of a 60' Right of Way; thence continue along last course 286.83 feet to a point on an existing 60' Right of Way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing Right of Way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run Southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the point of beginning.

TRACT II:

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly the West line of said Section 3, 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run Northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 35 seconds right and run Northerly 93.00 feet to a rebar corner and the point of beginning of the parcel being described; thence continue along last described course 192.00 feet to a rebar corner; thence turn 19 degrees 00 minutes 51 seconds right and run Northeasterly 617.93 feet to a rebar corner; thence turn 16 degrees 06 minutes 58 seconds right and run Northeasterly 736.80 feet to a rebar corner; thence turn 29 degrees 26 minutes 04 seconds left and run 151.09 feet to a rebar corner; thence turn 155 degrees 53 minutes 11 seconds right and run 613.10 feet to a rebar corner; thence turn 34 degrees 43 minutes 43 seconds left and run 351.94 feet to a rebar corner; thence turn 91 degrees 32 minutes 12 seconds right and run 417.63 feet to a rebar corner; thence turn 26 degrees 05 minutes 03 seconds



right and 949.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

Parcel A

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds from the previous course and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a right interior angle of 102 degrees 42 minutes 57 seconds and run Southwesterly along and with said wire fence for a distance of 347.00 feet to a 1" crimped iron pipe found on the Northeasterly edge of a Right of Way for a public road; thence turn a right interior angle of 64 degrees 04 minutes 34 seconds and run Southeasterly for a distance of 500.16 feet to a $\frac{1}{2}$ inch iron pin found; thence turn a right interior angle of 108 degrees 01 minutes 20 seconds and run Northeasterly for a distance of 225.00 feet to the point of beginning, making a closing right interior angle of 85 degrees 11 minutes 09 seconds.

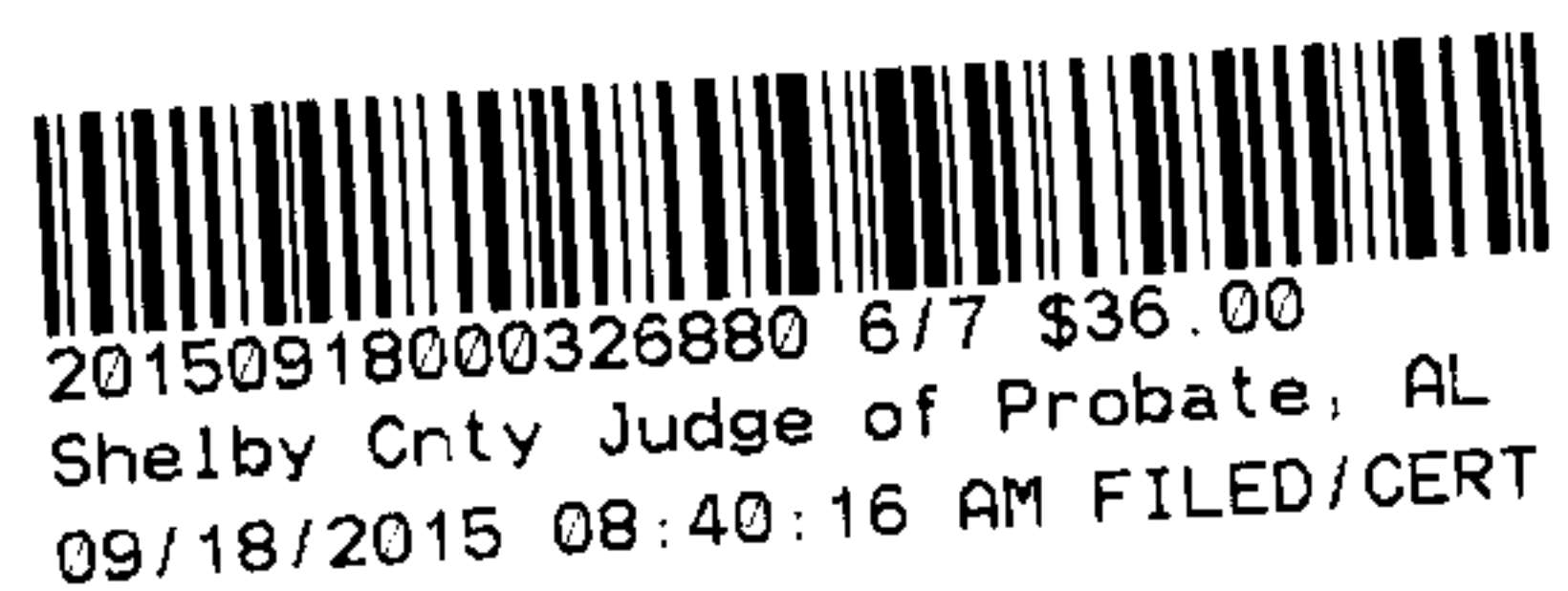
Parcel B

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a left interior angle of 77 degrees 17 minutes 03 seconds and run Northeasterly along and with said wire fence for a distance of 327.21 feet to an iron pin found; thence turn a left interior angle of 209 degrees 26 minutes 04 seconds and run Northeasterly for a distance of 151.09 feet to the point of beginning, making a closing left interior angle of 24 degrees 06 minutes 49 seconds.

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Less and Except:

Lots 1 – 66, (inclusive), Cambridge Park Subdivision as recorded in Map Book 39, Page 12, in the Office of Judge of Probate of Shelby County, Alabama.

Less and except any public roads.

All being situated in Shelby County, Alabama.

