


This Instrument Prepared by:  
Timothy D. Davis, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35203  
(205) 930-5132

  
20160318000087630 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/18/2016 03:43:05 PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY       )

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

**WHEREAS**, Keith Hall Properties, Inc., an Alabama Corporation ("Mortgagor") did on, to-wit, October 18, 2005, execute a Mortgage (as assigned as hereinafter provided, the "Mortgage") in favor of Frada Goldman (the "Original Mortgagee"), and filed for record on October 24, 2005, in Instrument 20051024000552450, in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office"), and the interest of the Original Mortgagee in said Mortgage having been transferred and assigned to the Goldman Family Gift Trust (said trust being one and the same trust, and also known as, "The Goldman Family 2012 Gift Trust", established pursuant to that certain trust agreement entitled "The Goldman Family 2012 Gift Trust" entered into on August 13, 2012, by Frada Goldman, as "Grantor" thereunder, and Laurie G. Weiss, Jan G. Eddleman, Karen G. Marullo and The Trust Company of Sterne Agee, Inc., as "Trustee" thereunder, and hereinafter referred to as the "Trustees") by Assignment of Mortgage dated August 21, 2012, and filed for record in the Recording Office on September 24, 2012, in Instrument 20120924000364480 in the Recording Office; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage and the Trustees of the Goldman Family Gift Trust, also known as The Goldman Family 2012 Gift Trust (the "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 published in Shelby County, Alabama, in its issues of February 24, 2016, March 2, 2016, and March 9, 2016; and

**WHEREAS**, on March 18, 2016, 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 Mortgagee did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, Timothy D. Davis was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the Mortgagee; and

**WHEREAS**, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of the Mortgagee in the amount of Eighty Thousand and No/100 Dollars (\$80,000.00), which sum the said Mortgagee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said Mortgagee; and

**WHEREAS**, said Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property purchased.

**NOW, THEREFORE**, in consideration of the premises and a credit of Eighty Thousand and No/100 Dollars (\$80,000.00) on the indebtedness secured by said Mortgage, the said Mortgagee, acting by and through Timothy D. Davis, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **Laurie G. Weiss, Jan G. Eddleman, Karen G. Marullo and The Trust Company of Sterne Agee, Inc., as Trustees of the Goldman Family Gift Trust, also known as The Goldman Family 2012 Gift Trust** (hereinafter referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 78, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Real 65, page 201, in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, page 634, in the Probate Office of Shelby County, Alabama.

Together with all rights, privileges, easements, tenements, interests, improvements, and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

**TO HAVE AND TO HOLD** the above-described property unto the said Grantee, its successors and assigns, forever; subject, however to any and all prior liens and encumbrances, the rights of way, easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, existing assessments, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

**-REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS -**

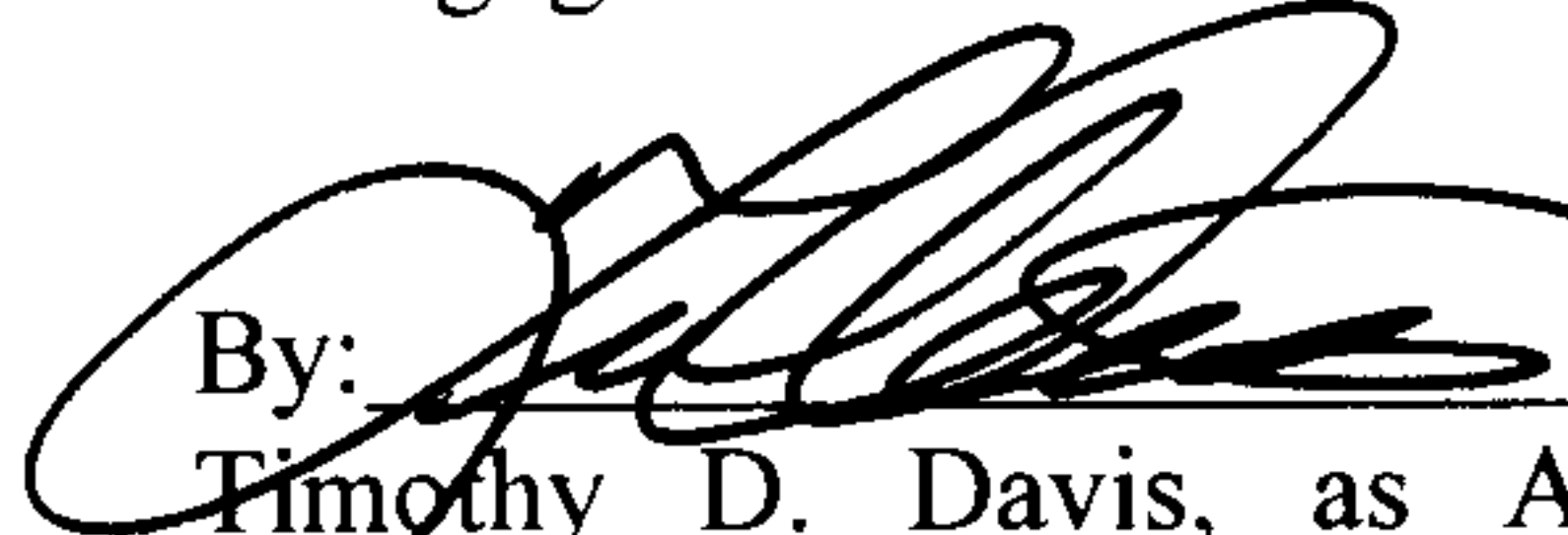
  
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IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by Timothy D. Davis, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Timothy D. Davis has executed this instrument in his capacity as such Auctioneer on the 18<sup>th</sup> day of March, 2016.

**LAURIE G. WEISS, JAN G. EDDLEMAN, KAREN G. MARULLO AND THE TRUST COMPANY OF STERNE AGEE, INC., AS TRUSTEES OF THE GOLDMAN FAMILY GIFT TRUST, ALSO KNOWN AS THE GOLDMAN FAMILY 2012 GIFT TRUST**

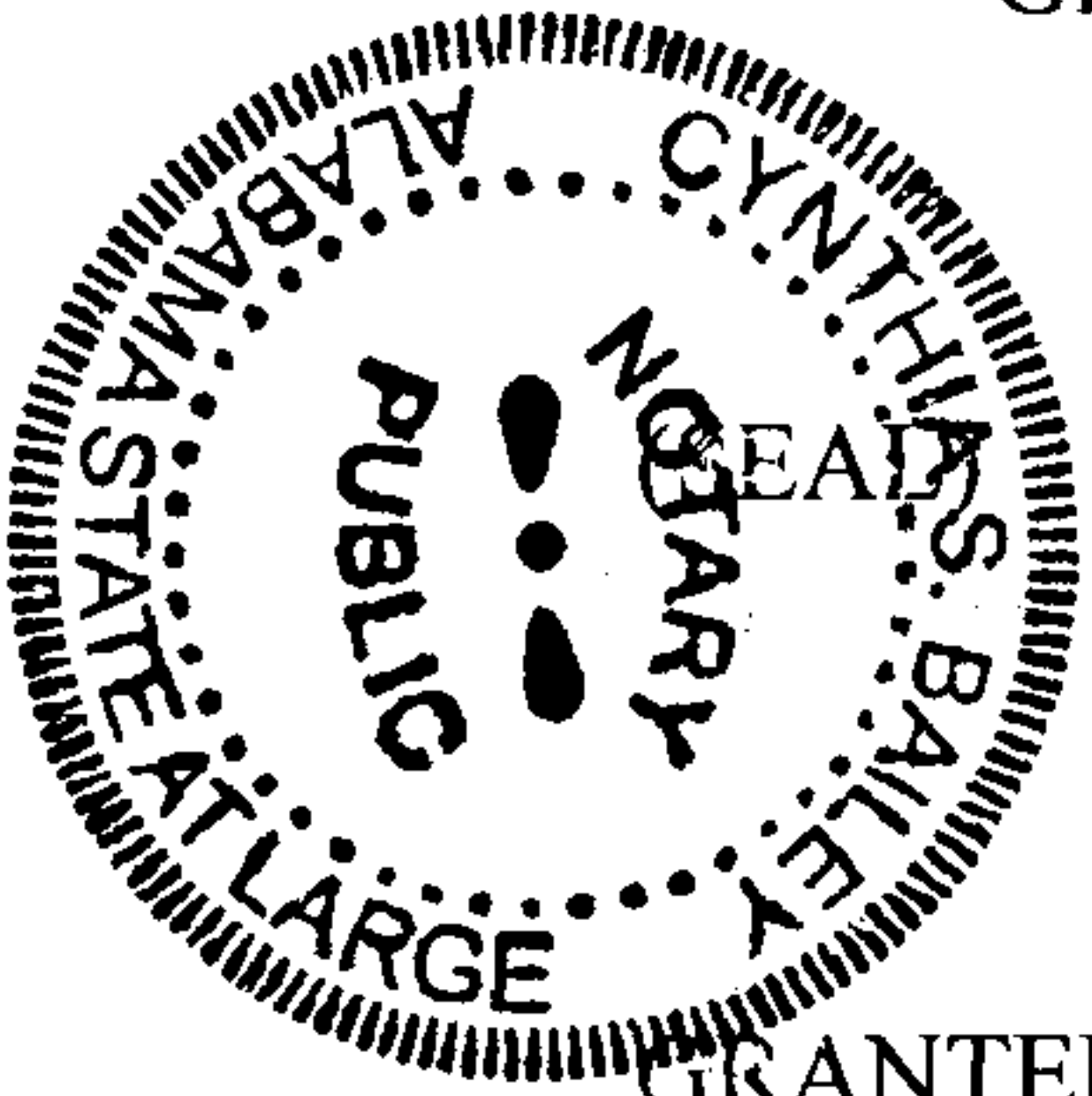
Mortgagee or Transferee of Mortgagee

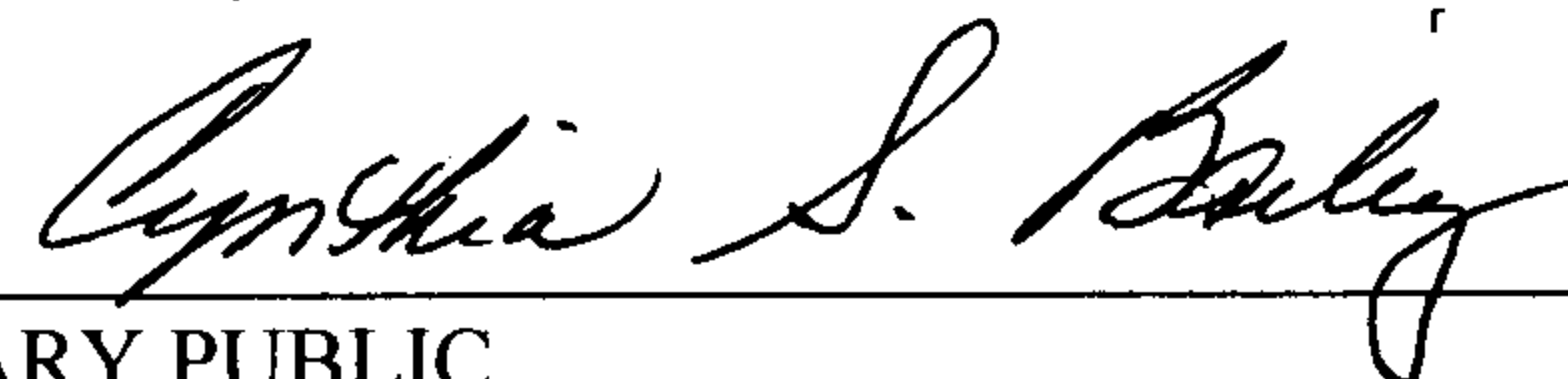
By:   
Timothy D. Davis, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, Cynthia S. Bailey, a Notary Public in and for said County in said State, hereby certify that Timothy D. Davis, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed said conveyance voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of March, 2016.



  
NOTARY PUBLIC  
My Commission Expires: JANUARY 24, 2020

GRANTEE'S ADDRESS:

c/o B. Hanson Slaughter  
President & CEO, Sterne Agee Trust  
Managing Director, 1919 Investment Counsel  
800 Shades Creek Parkway  
Birmingham, Alabama 35209



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# Real Estate Sales Validation Form

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

Grantor's Name Laurie G. Weiss, Jan G. Eddleman, Karen G. Marullo and  
Mailing Address The Trust Company of Sterne Agee, Inc., as Trustees of  
The Goldman Family 2012 Gift Trust  
c/o B. Hason Slaughter, Sterne Agee Trust,  
800 Shades Creek Parkway, Birmingham, AL 35209

Property Address 1567 Applegate Lane  
Alabaster, Alabama 35007

Grantee's Name Laurie G. Weiss, Jan G. Eddleman, Karen G. Marullo and  
Mailing Address The Trust Company of Sterne Agee, Inc., as Trustees of  
The Goldman Family 2012 Gift Trust  
c/o B. Hason Slaughter, Sterne Agee Trust,  
800 Shades Creek Parkway, Birmingham, AL 35209

Date of Sale March 18, 2016

Total Purchase Price \$ 80,000.00

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)

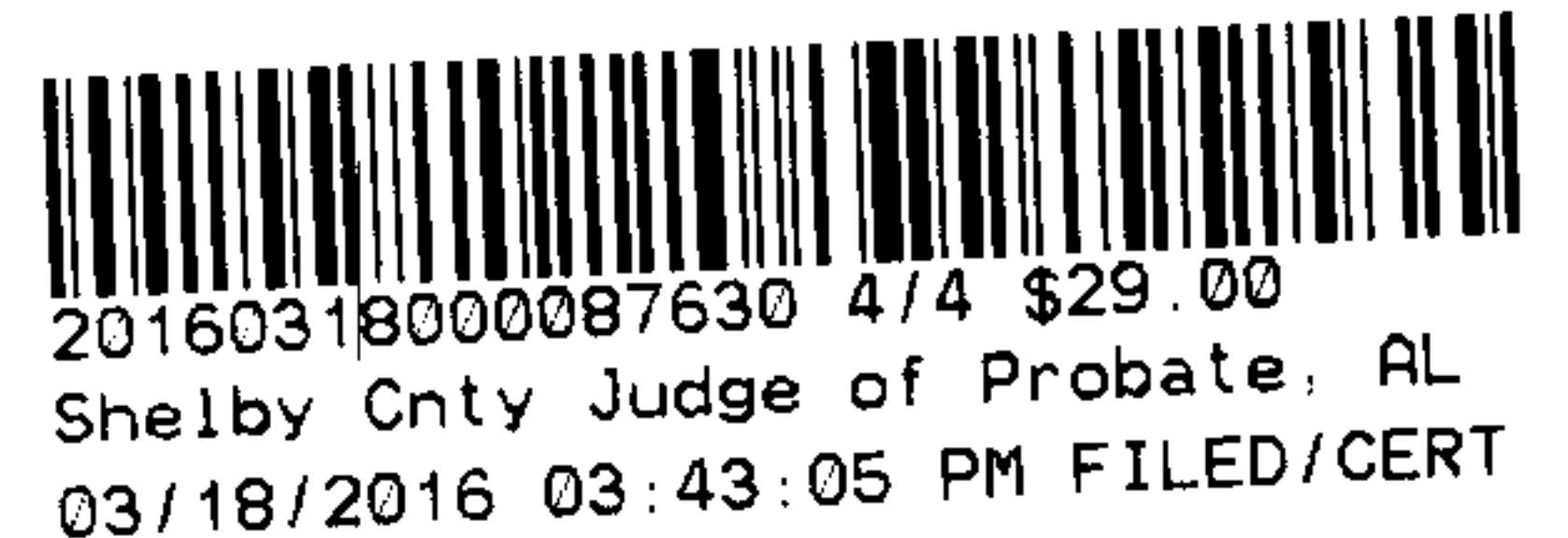
☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid



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 \_\_\_\_\_

Print Timothy D. Davis Attorney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1