


STATE OF ALABAMA)
)
SHELBY COUNTY)


20160429000141780 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/29/2016 10:56:35 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, October 1, 2007, Evangeline Limon, a married woman, executed and delivered Lost, LLC, the property herein after described, which said mortgage was given to secure an indebtedness therein mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071002000460230; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Lost, LLC would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in Columbiana, Alabama, after first giving proper notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Lost, LLC was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Lost, LLC, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Lost, LLC, acting under the power of sale contained in said mortgage, did give notice for four weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 9, 2016, March 16, 2016, March 23, 2016, and April 6, 2016, that it would sell said property at the Shelby County courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on April 26, 2016; and

WHEREAS, after giving said notice, Lost, LLC, on the 26th day of April, 2016, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Lost, LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Three Hundred Twelve Thousand and No/100 Dollars (\$300,000.00)

NOW, THEREFORE, Evangeline Limon, by Joshua D. Arnold, the auctioneer making said sale, and Joshua D. Arnold, as said auctioneer, for and in consideration of the premises and the sum of Three Hundred Thousand and No/100 Dollars (\$300,000.00), applied by Lost, LLC, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell, and Convey unto the said Lost, LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Commence at the Northeast corner of Section 21, Township 20 South Range 1 East; thence run southerly along the east boundary of said Section 21 for 1,321.08 feet to a point, being the Northeast corner of the Southeast 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East, being the point of beginning of the parcel herein described; thence continue southerly along the east boundary of said Southeast 1/4 of the Northeast 1/4 for 660.54 feet to a point; thence turn an angle of 91 degrees 01 minutes 36 seconds to the right and run westerly along the south boundary of the North 1/2 of The Southeast 1/4 of the Northeast 1/4 of said Section 21 for 1,339.10 feet to a point; thence turn an angle of 90 degrees 51

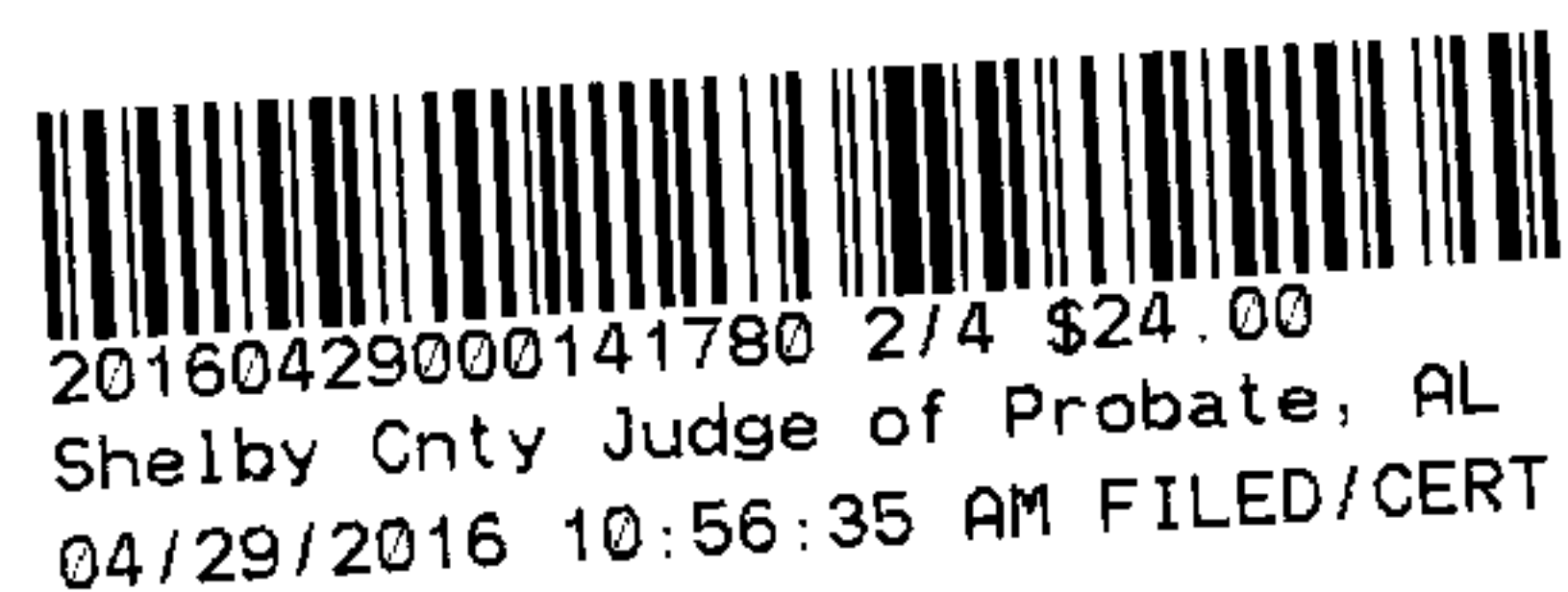
minutes 28 seconds to the left and run southerly along the east boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 21 for 661.66 feet to a point being the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East; thence turn an angle of 90 degrees 48 minutes 31 seconds to the right and run westerly along the south boundary of said Southwest 1/4 of Northeast 1/4 for 670.51 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 or the Northeast 1/4 of said Section 21; thence turn an angle of 89 degrees 16 minutes 33 seconds to the right and run northerly along the west boundary of said East 1/2 of Southwest 1/4 of Northeast 1/4 for 1,045.45 feet to a point; thence turn an angle of 90 degrees 49 minutes 21 seconds to the right and run easterly for 668.99 feet to a point, being on the west boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence turn an angle of 90 degrees 54 minutes 25 seconds to the left and run northerly along the west boundary of said Southeast 1/4 of Northeast 1/4 for 279.00 feet to the Northwest corner of said Southeast 1/4 of Northeast 1/4; thence turn an angle of 90 degrees 54 minutes 25 seconds to the right and run easterly along the north boundary of said Southeast 1/4 of Northeast 1/4 for 1,337.16 feet to the point of beginning. Said parcel is lying in the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East.

Less and except, the following described parcel: Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East; thence run westerly along the south boundary of said 1/4-1/4 for a distance of 670.51 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East thence turn an angle of 89 degrees 16 minutes 33 seconds to the right and run 91.50 feet to an iron; thence turn an angle of 98 degrees 28 minutes 51 seconds to the right and run 677.87 feet to the point of beginning. Said parcel is located in the East 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 21, Township 20 South, Range 1 East, Shelby County, Alabama.

Also, an easement for ingress and egress over and across the following described parcel; Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 1 East and run thence North along the West line of said Quarter-Quarter Section a distance of 404.23 feet to the Southwest corner of Roderick R. and Darla J. Pair property, as described in Deed Book 309, at Page 291, Office of Judge of Probate of Shelby County, Alabama; thence continue North along the West line of said Quarter-Quarter Section a distance of 15.0 feet; thence run East, parallel with the South line of said Pair property, a distance of 670.03 feet to a point on the East line of said Pair property; thence run South, along the East line of said Pair property, a distance of 15.0 feet to the Southeast corner of said Pair property; thence turn an angle of 90 degrees 47 minutes 14 seconds to the right and run a distance of 655.03 feet along the South line of said Pair property to a point which is 15.0 feet East of the Southwest corner of said Pair property; thence run South parallel with the West line of said Quarter-Quarter Section, a distance of 404.23 feet to a point on the South line of said Quarter-Quarter Section, thence run West, along the South line of said Quarter-Quarter Section, a distance of 15.0 feet to the point of beginning.

It is intended that the easement herein granted will be used as a private roadway and for private utility lines between an unpaved public road connecting with Shelby County Highway No, 109 and other real estate which does not have road frontage thereon,

A 7.50 foot easement for a roadway, being more particularly described as follows: From the Northwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 1 East, proceed South along the West line of said 1/4-1/4 Section for a distance of 279.00 feet to the point of beginning; thence turn a deflection angle of 90 degrees 58 minutes 45 seconds to the right and proceed West for a distance of 669.16 feet; thence turn a deflection angle of 89 degrees 05 minutes 59 seconds to the right and proceed North for a distance of 7.50 feet; thence turn a deflection angle of 90 degrees 54 minutes 01 seconds to the right and proceed East for a distance of 669.18 feet; thence turn a



deflection angle of 89 degrees 01 minutes 15 seconds to the right and proceed South for a distance of 7.50 feet to the point of beginning.

TO HAVE AND TO HOLD, the aforegranted property unto the said Lost, LLC, its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS THEREOF, Evangeline Limon, by Joshua D. Arnold, the person making said sale, Lost, LLC, by Joshua D. Arnold, as auctioneer and the person making said sale, and Joshua D. Arnold, the auctioneer and the person making said sale, have caused this instrument to be executed on this, the 26th day of April, 2016.

EVANGELINE LIMON

By: Joshua D. Arnold
As auctioneer and the person making said sale

LOST, LLC

By: Joshua D. Arnold
As auctioneer and the person making said sale

By: Joshua D. Arnold
As auctioneer and the person making said sale

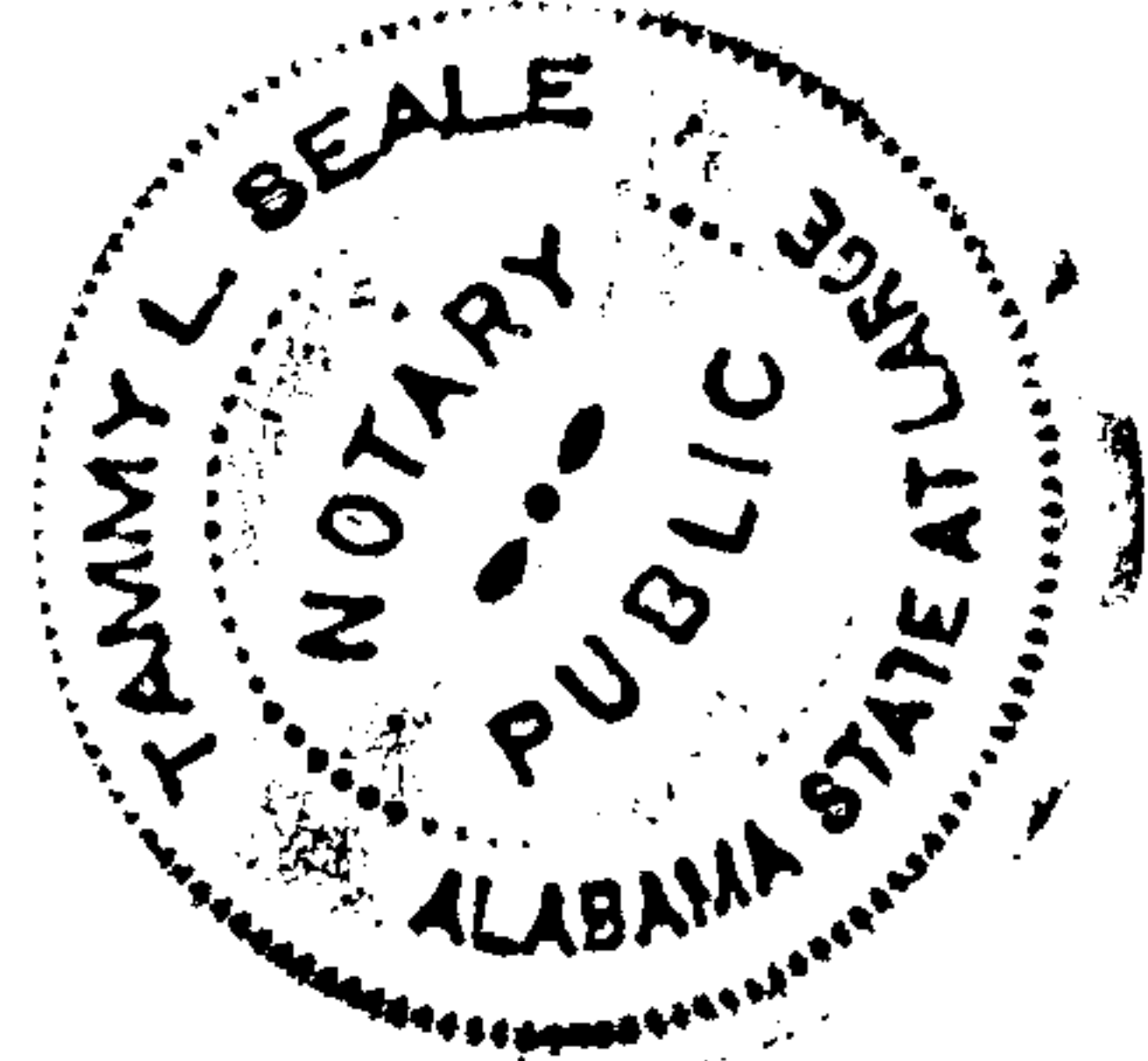
STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Joshua D. Arnold, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 2016.

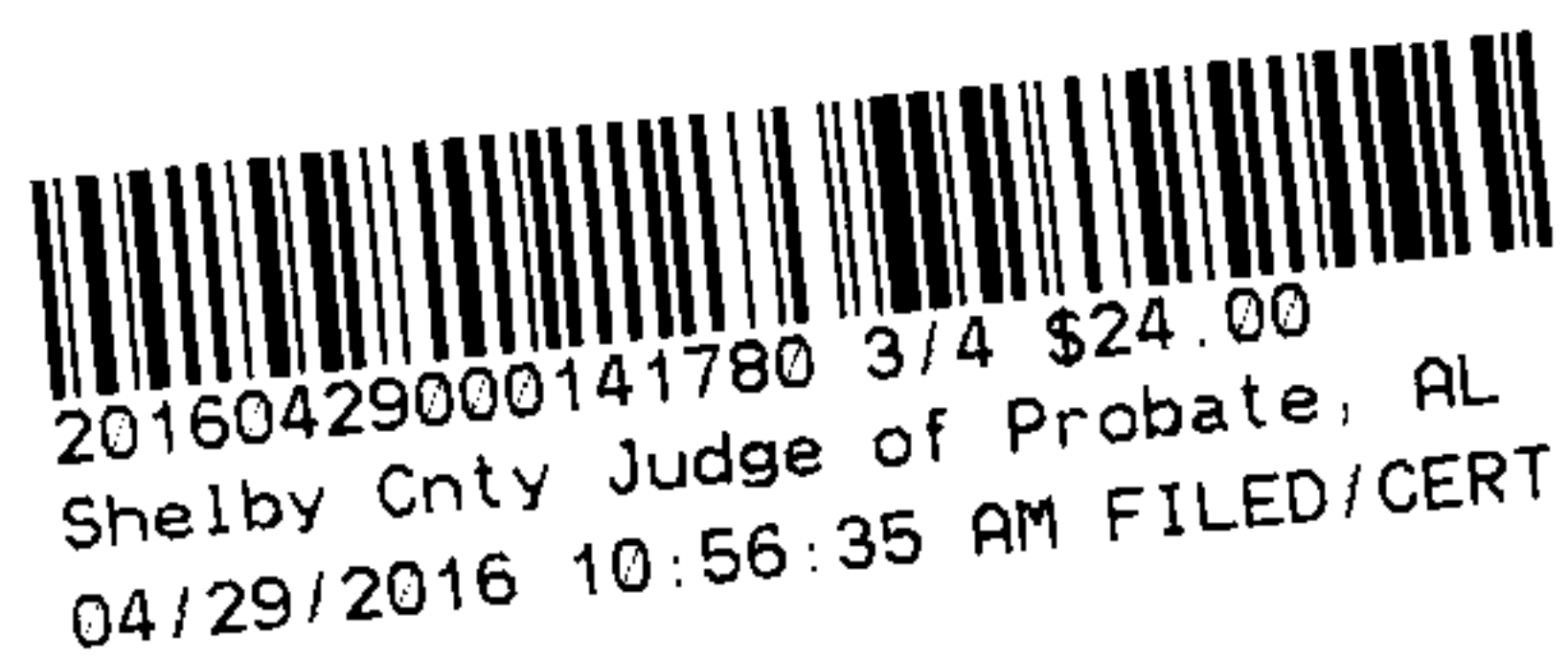
Tammy L. Beale
Notary Public
My commission expires: 09-09-2019

This instrument prepared by:
Joshua D. Arnold
Ellis, Head, Owens & Justice
P.O. Box 587
Columbiana, Alabama 35051



FOR AD VALOREM TAX PURPOSES:

**Lost, LCC
1649 Montgomery Highway
PMD 149
Hoover, Alabama 35216**



Real Estate Sales Validation Form

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

Grantor's Name EVANGELINE LIMON
Mailing Address 536 PARK AVE
HOOVER, AL 35226

Grantee's Name LOST, LLC
Mailing Address 1649 MONTGOMERY HWY
PMD 149
HOOVER, AL 35216

Property Address STORM BUCK TRAIL
WILSONVILLE, AL 35186

Date of Sale 04-26-2016
Total Purchase Price \$ 300,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20160429000141780 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/29/2016 10:56:35 AM 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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 04/26/2016

Print JOSHUA D. ARNOLD

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)