

This Instrument Prepared By:
Samuel C. Stephens, Esq.
BENTON & CENTENO, LLP
2019 Third Avenue North
Birmingham, AL 35203

Tax Notices To:
ServisFirst Bank
2500 Woodcrest Place
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED


KNOW ALL MEN BY THESE PRESENTS, That, whereas heretofore, on to-wit: on September 28, 2016, Lenn Waters Morris and Traci B. Morris executed a future advance mortgage in favor of ServisFirst Bank, to secure an indebtedness, which said mortgage is recorded as Instrument Number 21061013000375590, in the Office of the Judge of Probate of Shelby County, Alabama, such mortgage originally being a second lien behind a first mortgage in favor of BBVA Compass referenced herein below; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the county in which the property is located after giving notice of the time, place and terms of said sale in some newspaper published in said county by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and the said mortgage provided that in case of sale under the power and authority continued in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and ServisFirst Bank 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 by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of October 11, 2017; October 18, 2017; and October 25, 2017; and

WHEREAS, ServisFirst Bank satisfied the mortgage of BBVA Compass recorded as Instrument Number 20090413000134550 in the Office of the Judge of Probate of Shelby County, Alabama, to protect its lien position, and now is in a first lien position with a debt owed for its loan and the amount to payoff BBVA Compass; and

WHEREAS, on October 31 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and ServisFirst Bank, as Mortgagee, did offer for sale and sell at public outcry in front of the front door of the Courthouse in Columbiana, Shelby County, Alabama, the property described herein; and


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WHEREAS, Samuel C. Stephens was the Auctioneer who conducted the said sale for ServisFirst Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the credit bid of ServisFirst Bank in the amount of One Million Four Hundred Thousand (\$1,400,000.00), which sum of money ServisFirst Bank, offered on the indebtedness secured by said mortgage and said property was thereupon sold to ServisFirst Bank.


NOW THEREFORE, in consideration of the premises and of a credit in the amount of One Million Four Hundred Thousand Dollars (\$1,400,000.00), on the indebtedness secured by said mortgage, the ServisFirst Bank, by and through Samuel C. Stephens as Auctioneer conducting said sale does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said ServisFirst Bank the following described property situated in St. Clair County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CHANNEL IRON MARKING THE NORTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAID POINT BEING THE POINT OF BEGINNING OF SAID PARCEL; THENCE PROCEED S0°06'27"E ALONG THE EAST LINE OF SAID SECTION 27 FOR 400.00 FEET TO AN IRON PIN SET; THENCE PROCEED S44°53'33"W 441.24 FEET TO AN IRON PIN SET; THENCE PROCEED S0°06'27"E, PARALLEL TO THE EAST LINE OF SAID SECTION 27 FOR 785.36 FEET TO AN IRON PIN SET; THENCE PROCEED N89°37'25"W 1045.71 FEET TO AN IRON PIN SET; THENCE PROCEED N0°06'17"W 498.00 FEET TO AN IRON PIN SET; THENCE PROCEED N44°55'12"W 283.77 FEET TO AN IRON PIN SET; THENCE PROCEED N0°06'27"W 802.38 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SECTION 27; THENCE PROCEED S89°37'25"E FOR 1557.73 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

TOGETHER WITH THE EASEMENT DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN INSTRUMENT NO. 2009-117230.

SUBJECT TO THE EASEMENT DESCRIBED IN GRANT OF EASEMENT AND SETTLEMENT AGREEMENT DATED NOVEMBER 16, 2008, AND OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN INSTRUMENT NO. 2008-445300.

ALSO SUBJECT TO THE EASEMENT DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 20, 2008 AND OF RECORD IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA, IN INSTRUMENT NO. 2009-117230.


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Property Known As: 1501 MYSTIC VALLEY VIEW, STERRETT, AL 35147 (address for informational purposes only)

TO HAVE AND TO HOLD the above described property unto said grantee(s) and his/her/its/their successors and assigns forever, subject, however, to easements, rights of way and 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, ServisFirst Bank has caused this instrument to be executed by and through Samuel C. Stephens as Auctioneer conducting said sale, and Samuel C. Stephens as attorney in fact, the 31st day of October, 2017.

ServisFirst Bank

BY



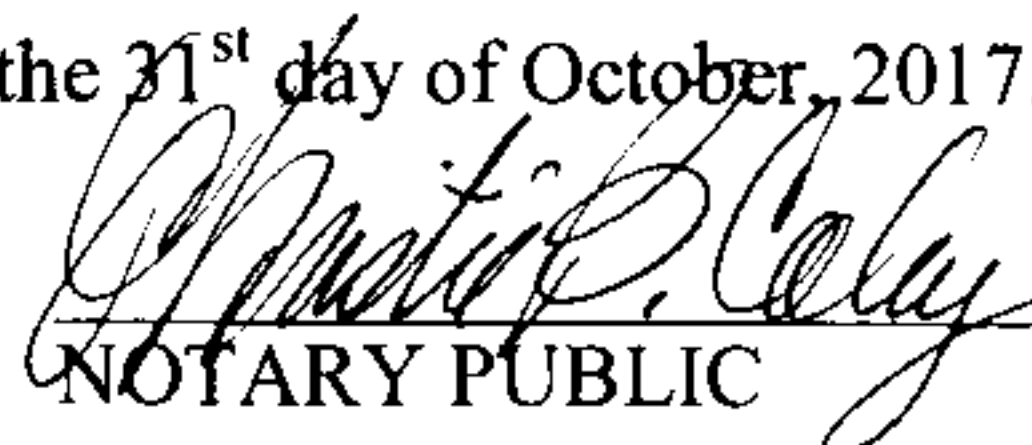
Samuel C. Stephens

As Auctioneer and Attorney in fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Samuel C. Stephens whose name as Auctioneer and Attorney in Fact for ServisFirst Bank 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, she, in her capacity as such Auctioneer and Attorney in fact, with full authority, executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal this the 31st day of October, 2017.


NOTARY PUBLIC

My Commission Expires: May 23, 2018



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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 Servis First Bank
Mailing Address 2500 Woodcrest PL
Birmingham, AL 35209

Grantee's Name Servis First Bank
Mailing Address 2500 Woodcrest PL
Birmingham, AL 35209

Property Address 1501 Mystic Valley View
Stemmett, AL 35147

Date of Sale 10/31/17
Total Purchase Price \$ 1,400,000

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 Deed + Recorded Mortgages

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 10/31/17

Print Sam Stephens

Sign Sam Stephens
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1