

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, SHOWMAKER REALTY, LLC, an Alabama limited liability company, CLARENCE L. MOSS, III, an individual, and RENEE LEE MOSS, an individual (herein referred to as "Grantors" or "Mortgagors"), executed that certain Mortgage and Security Agreement to FIRST BANK OF JASPER, A DIVISION OF SYNOVUS BANK, a Georgia bank (herein referred to as "Mortgagee"), dated July 31, 2014, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, on August 6, 2014 in Instrument No. 20140806000243810 (the "Mortgage"); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Mortgagee 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, and by publication in the *Shelby County Reporter*, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **February 20, 2019, February 27, 2019, March 6, 2019, and March 13, 2019, and March 27, 2019**; and,

WHEREAS, on **April 5, 2019**, 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 sell at public outcry, on the steps of the main entrance of the Shelby County, Alabama Courthouse, Birmingham Division, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Mortgagee in the amount of **\$2,200,000.00** which sum was offered to be credited on the indebtedness secured by said Mortgage, and said property was thereupon sold to Mortgagee; and,

WHEREAS, Bradley R. Hightower, conducted the sale on behalf of Mortgagee; and,

WHEREAS, said Mortgage expressly authorized the person conducting said 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 **\$2,200,000.00**, the Mortgagors, Showmaker Realty, LLC, Clarence L. Moss, III, and Renee Lee Moss, by and through First Bank of Jasper, a Division of Synovus Bank, Mortgagee, does grant, bargain, sell and convey unto the Mortgagee, the real property situated in Shelby County, Alabama described in the attached **Exhibit "A."**

TO HAVE AND TO HOLD, the above described property unto Mortgagee, its/his/her successors and assigns forever; subject however, to 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, the Mortgagors, Showmaker Realty, LLC, Clarence L. Moss, III, and Renee Lee Moss, by First Bank of Jasper, a Division of Synovus Bank, Mortgagee, by Bradley R. Hightower, as auctioneer conducting said sale, caused these presents to be executed on this the 8th day of April, 2019.

**First Bank of Jasper, a Division of Synovus Bank, a Georgia bank**

By: **Showmaker Realty, LLC, Clarence L. Moss, III, and Renee Lee Moss**


By:

  
\_\_\_\_\_  
**Bradley R. Hightower,**  
**Auctioneer**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

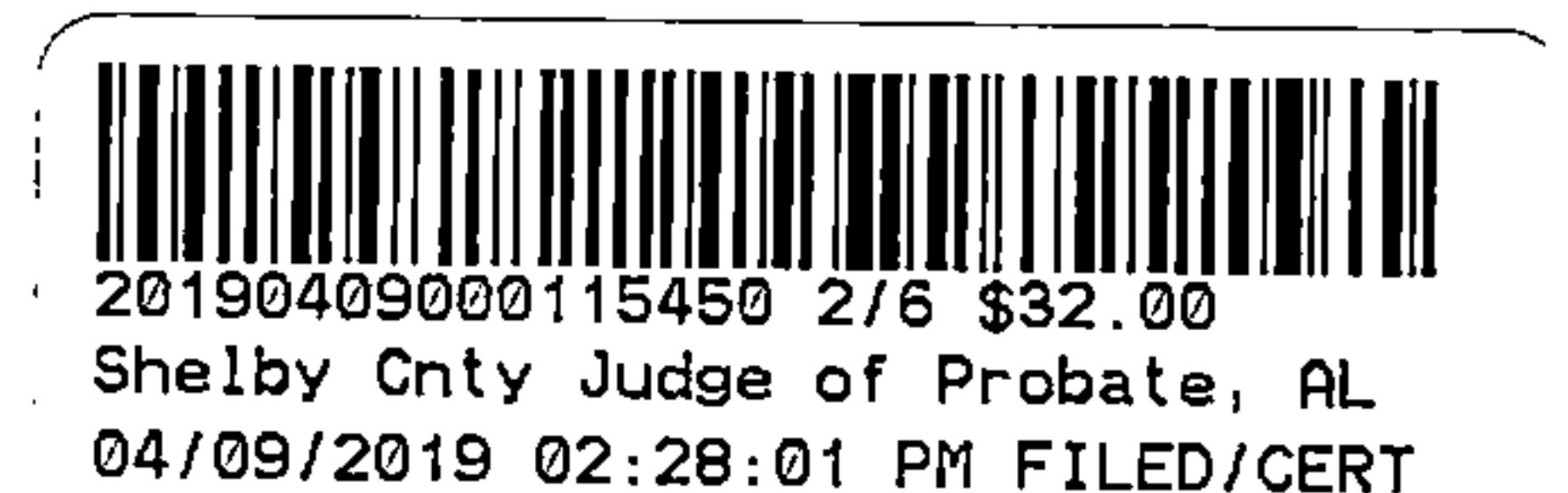
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Bradley R. Hightower**, whose name as auctioneer for First Bank of Jasper, a Division of Synovus Bank, a Georgia bank, Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 8th day of April, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 4/9/2021

**This Instrument Prepared By:**

Bradley R. Hightower  
Christian & Small, LLP  
505 20<sup>th</sup> Street North  
Suite 1800  
Birmingham, Alabama 35203  
Phone: (205) 795-6588  
Email: [brh@csattorneys.com](mailto:brh@csattorneys.com)



**Grantee's Address:**

Synovus Bank  
960 Buford Highway  
Alpharetta, GA 30004



20190409000115450 3/6 \$32.00  
Shelby Cnty Judge of Probate, AL  
04/09/2019 02:28:01 PM FILED/CERT



## **EXHIBIT A**


Parcel 2 – owned by SHOWMAKER REALTY, LLC

Lot 4, according to the Survey of Colonial Promenade Alabaster South, as recorded in Map Book 38, pages 119 A & B, in the Probate Office of Shelby County, Alabama.

Together with that certain Slope Easement as recorded in Instrument 2006020600058230 in the Probate Office of Shelby County, Alabama.

Parcel 3 – owned by CLARENCE LOUIS MOSS, III AND RENEE LEE MOSS

Lot 17, according to the Survey of Meadow Brook Estates, 2<sup>nd</sup> Sector, 2<sup>nd</sup> Phase, as recorded in Map Book 7, page 130, in the Probate Office of Shelby County, Alabama.



20190409000115450 4/6 \$32.00  
Shelby Cnty Judge of Probate, AL  
04/09/2019 02:28:01 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Synovus Bank  
Mailing Address 960 Buford Hwy.  
Alpharetta, GA 30004

Grantee's Name Synovus Bank  
Mailing Address 960 Buford Hwy.  
Alpharetta, GA 30004

Property Address 390 S. Colonial Dr.  
Alabaster, AL 35007

Date of Sale 04/05/2019

Total Purchase Price \$ 1,750,000.00

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 \_\_\_\_\_



20190409000115450 5/6 \$32.00  
Shelby Cnty Judge of Probate, AL  
04/09/2019 02:28:01 PM FILED/CERT

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 04/08/19

Print Brad Hightower, Attorney

☒ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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Mailing Address 960 Buford Hwy.  
Alpharetta, GA 30004

Grantee's Name Synovus Bank  
Mailing Address 960 Buford Hwy.  
Alpharetta, GA 30004

Property Address 3705 Cumberland Trace Dr.  
Birmingham, AL 35242

Date of Sale 04/05/2019

Total Purchase Price \$ 450,000.00

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 \_\_\_\_\_

  
20190409000115450 6/6 \$32.00  
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