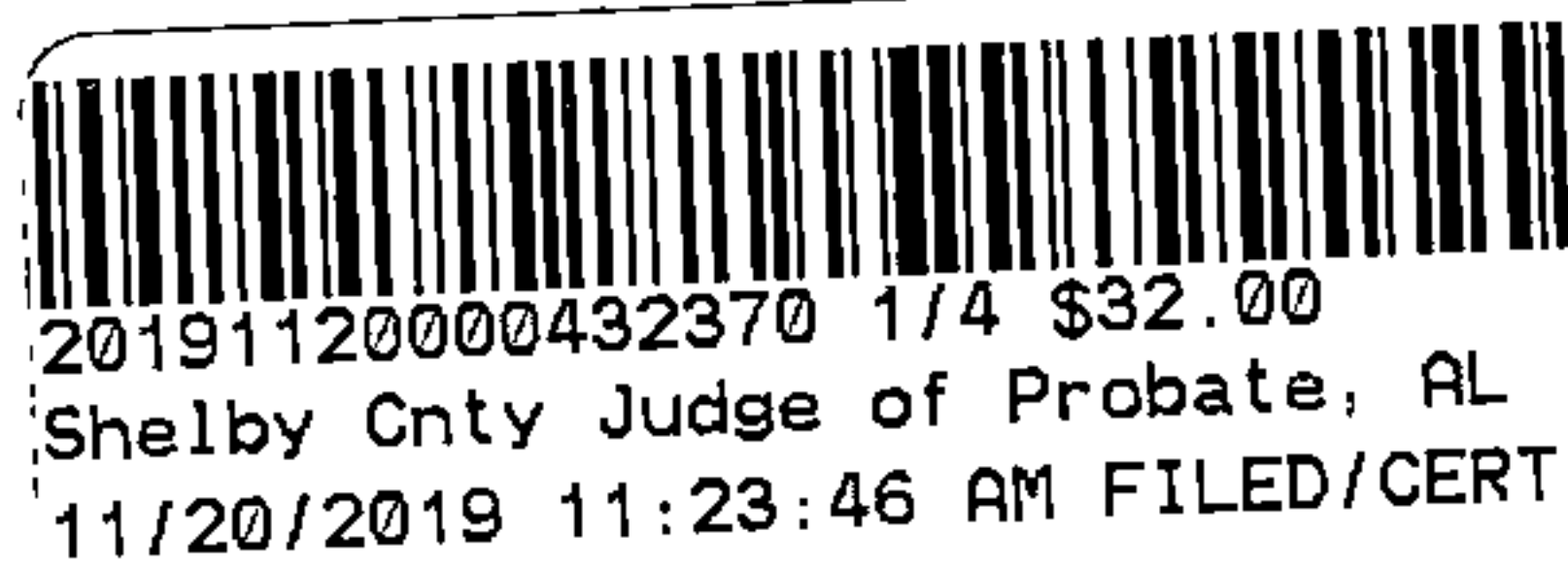


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS: That JRC Properties, LLC, did, on to-wit, the 14th day of September, 2017, execute a mortgage to Union State Bank, which mortgage is recorded at Instrument Number 20170915000338160 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by the mortgage and Union State Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of the mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 30, 2019, November 6, 2019, and November 13, 2019; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default to sell said property; and

WHEREAS, on November 20, 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 Union State Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; to wit:

A parcel of land in the SW 1/4 of the SW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence easterly along the south line of said Section 13 a distance of 968.05 feet to a steel pin corner on east margin of Highway 31 (AKA Pelham Parkway) and the POINT OF BEGINNING of the property being described; thence continue along last described course 253.03 feet to a universal joint metal corner; thence turn 91 degrees 26 minutes 01 seconds left and run northerly 125.36 feet to a steel open top pipe corner; thence turn 88 degrees 23 minutes 07 seconds left and run westerly 277.66 feet to a steel pin corner on the same said easterly margin of same said Highway 31; thence turn 102 degrees 35 minutes 14 seconds left and run 129.21 feet to the POINT OF BEGINNING, being situated in Shelby County, Alabama

The real property is commonly known as 3155 & 3157 Pelham Parkway, Pelham, Alabama 35124.

WHEREAS, the highest and best bid obtained for the property was the bid of Union State

Bank, in the amount of Seventy-Four Thousand, One Hundred Ninety-Seven and 46/100 Dollars (\$74,197.46) which sum was to be offered against the indebtedness secured by the mortgages and said property was thereupon sold to Union State Bank; and

WHEREAS, Michael R. Lunsford conducted said sale on behalf of the mortgagor and Union State Bank; and

WHEREAS, the mortgage expressly authorizes the person conducting the sale to execute to purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the bid of Seventy-Four Thousand, One Hundred Ninety-Seven and 46/100 Dollars (\$74,197.46) cash, the Mortgagor, acting by and through Union State Bank, Mortgagee, by and through Michael R. Lunsford, as auctioneer and the person conducting said sale on behalf of the Mortgagee, does hereby grant, bargain, sell and convey unto Union State Bank, the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence easterly along the south line of said Section 13 a distance of 968.05 feet to a steel pin corner on east margin of Highway 31 (AKA Pelham Parkway) and the POINT OF BEGINNING of the property being described; thence continue along last described course 253.03 feet to a universal joint metal corner; thence turn 91 degrees 26 minutes 01 seconds left and run northerly 125.36 feet to a steel open top pipe corner; thence turn 88 degrees 23 minutes 07 seconds left and run westerly 277.66 feet to a steel pin corner on the same said easterly margin of same said Highway 31; thence turn 102 degrees 35 minutes 14 seconds left and run 129.21 feet to the POINT OF BEGINNING, being situated in Shelby County, Alabama

The real property is commonly known as 3155 & 3157 Pelham Parkway, Pelham, Alabama 35124.

TO HAVE AND TO HOLD THE above-described property unto Union State Bank, its successor and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem and any taxes which may be due.


IN WITNESS WHEREOF, Union State Bank has caused this instrument to be executed by Michael R. Lunsford, as auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof Michael R. Lunsford has executed this instrument in his capacity as such auctioneer on this the 20th day of November 2019.

JRC Properties, LLC
Mortgagor




20191120000432370 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/20/2019 11:23:46 AM FILED/CERT

By: Union State Bank
Mortgagee or Transferee of Mortgagee

By: 
Michael R. Lunsford, as Auctioneer and
Attorney in Fact

Union State Bank, Mortgagee

By: 
Michael R. Lunsford, as Auctioneer and
Attorney in Fact

REAL ESTATE VALIDATION FORM INFORMATION:

Grantor

JRC Properties, LLC
c/o Robert A. Chancey
115 Kingsley Road
Alabaster, Alabama 35007

Grantee

Union State Bank
Attn: Tommy Thornton
3437 Lorna Road
Birmingham, AL 35216

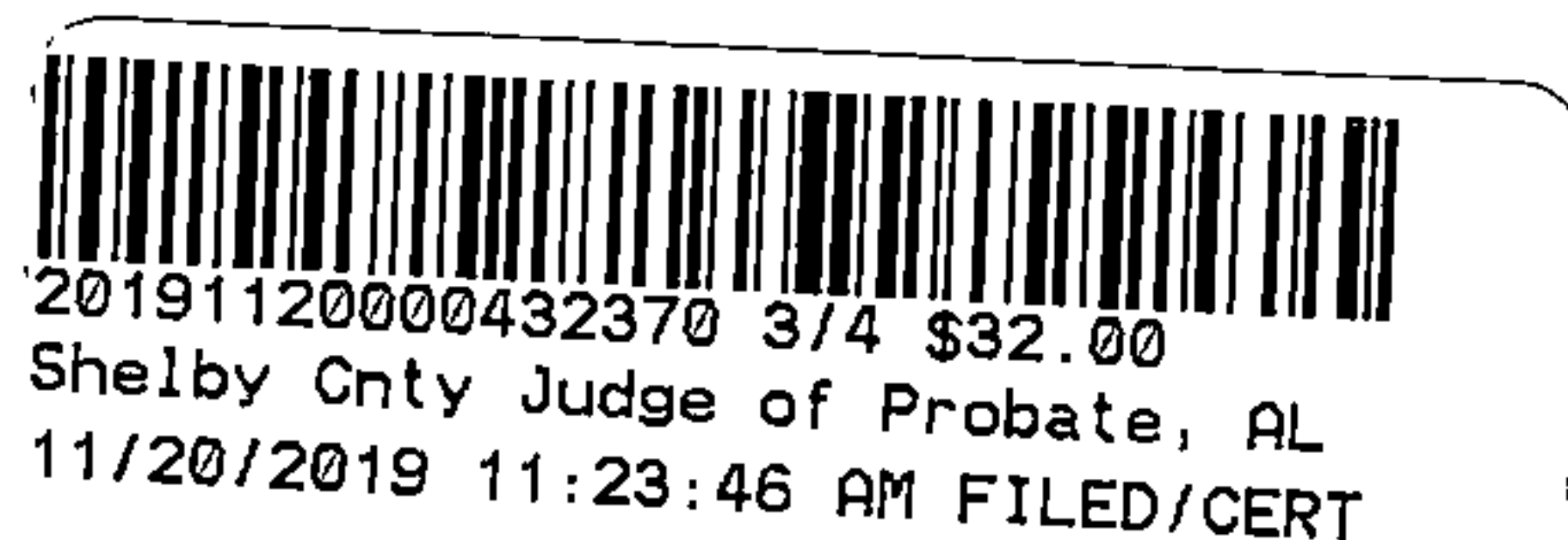
Property Address:

The Property description is listed above. The mailing address for the property is 3155 & 3157 Pelham Parkway, Pelham, Alabama 35094

Date of Sale: November 20, 2019

Total Purchase Price at Foreclosure Sale: \$74,197.46

Purchase Price Verification Evidence: Purchase Price at Foreclosure Sale



STATE OF ALABAMA
COUNTY OF SHELBY

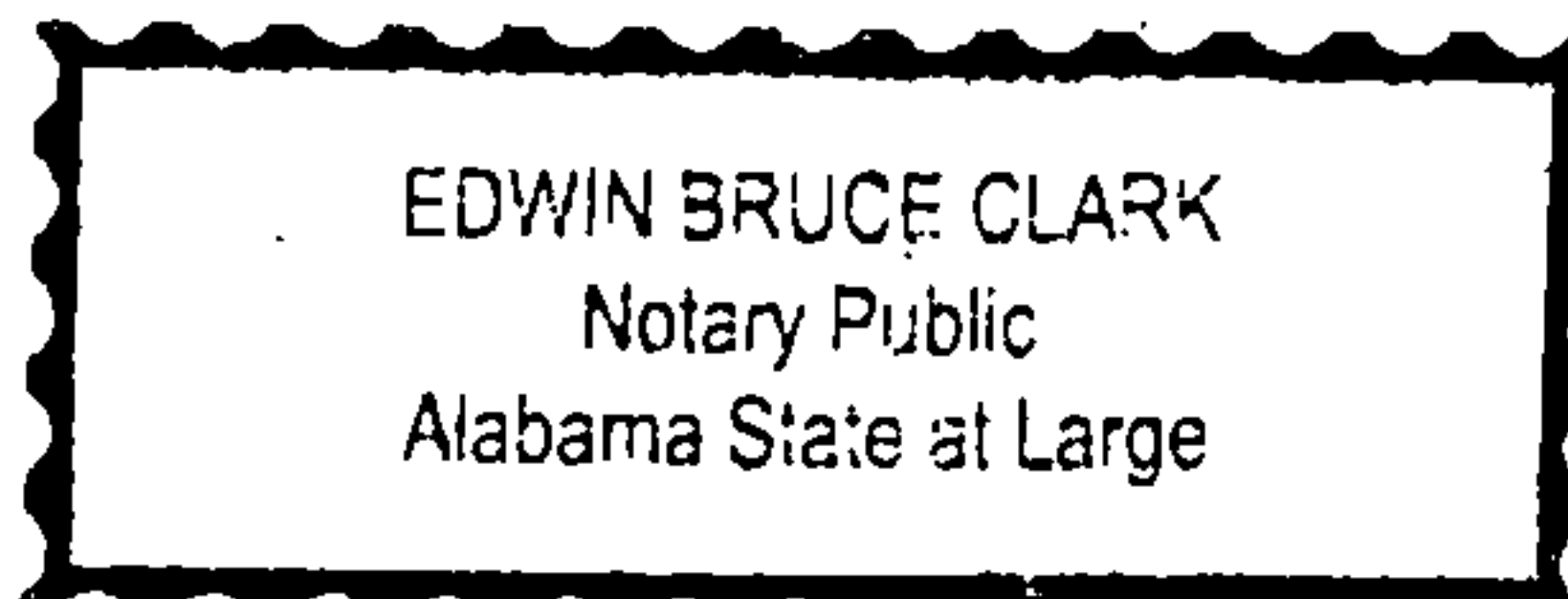
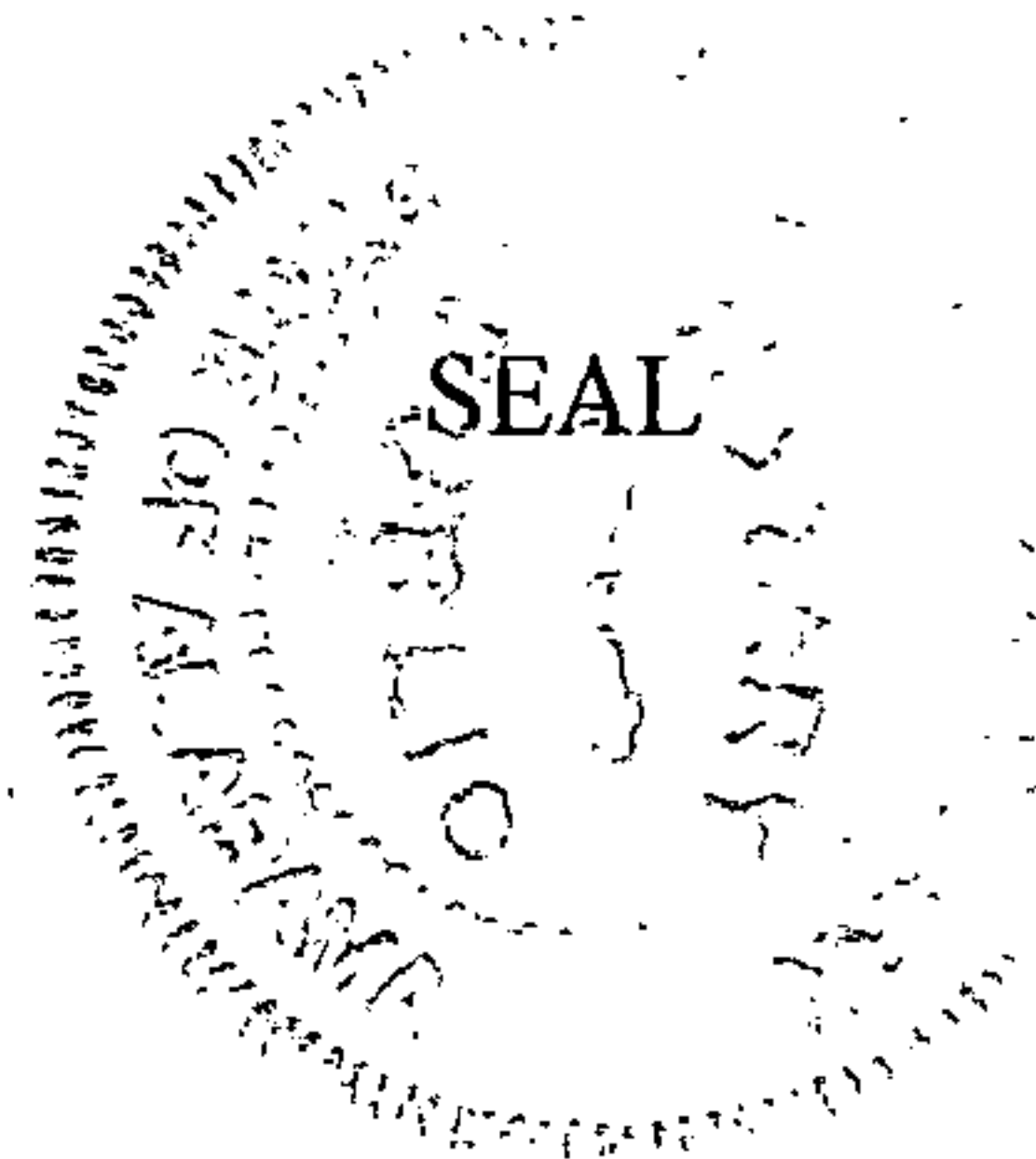
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael R. Lunsford whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, is signed to the foregoing conveyance, 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 Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this 20th day of November 2019.

Edwin B. Clark
Notary Public

My commission expires: 3-7-22



20191120000432370 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/20/2019 11:23:46 AM FILED/CERT