



20200408000137290 1/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
04/08/2020 10:38:08 AM FILED/CERT

Grantor(s): Robert F. Stanford & Frances S. Stanford 2715 Saddle Creek Trail Birmingham, AL 35242	Property Address: 2715 Saddle Creek Trail Birmingham, AL 35242
Grantee: SERVISFIRST BANK 2500 Woodcrest Place Birmingham, AL 35209	Date of Sale: April 3, 2020  Total Purchase Price: \$600,000.00  Purchase Price Verification: See deed below

This instrument prepared by:  
Brian R. Walding, Esq.  
*Walding, LLC*  
2227 First Avenue South, Ste 100  
Birmingham, AL 35233

Send tax notice to:  
SERVISFIRST BANK  
2500 Woodcrest Place  
Birmingham, AL 5209

### FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: September 8, 2016, ROBERT F. STANFORD and FRANCES S. STANFORD, husband and wife, mortgagors, executed a certain mortgage to SERVISFIRST BANK, an Alabama banking corporation, which said mortgage is recorded at Instrument # 20160913000331430 in the Office of the Judge of Probate of Shelby County, Alabama and amended by that certain Amendment to Mortgage, Assignment of Rents and Security Agreement on October 21, 2016 and recorded at said Probate Office at Instrument # 20161025000392710; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and REGIONS 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, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County,

Alabama, in its issues of March 15, 22 & 29, 2020; and,

WHEREAS, on April 3, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said SERVISFIRST BANK did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of SERVISFIRST BANK in the amount of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to SERVISFIRST BANK; and,

WHEREAS, Brian R. Walding, agent and attorney-in-fact for SERVISFIRST BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Six Hundred Thousand and 00/100 Dollars (\$600,000.00), ROBERT F. STANFORD and FRANCES S. STANFORD, husband and wife, mortgagors, by and through the said Brian R. Walding, agent and attorney-in-fact for SERVISFIRST BANK, do grant, bargain, sell and convey unto the said SERVISFIRST BANK, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1-E, according to the Survey of Saddle Creek Acres, as recorded in Map Book 14, Page 8, in the Office of Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in part of the Southwest Quarter of the Northeast Quarter



of Section 22, Township 18 South, Range 1 West and also being a part of Lot 1-E in Saddle Creek Acres as recorded in Map Book 14 on Page 8, in the Office of the Judge of Probate, Shelby County, Alabama, (the "Probate Office"), being more particularly described as follows:

Begin at a 5/8" rebar locally accepted to be the Southwest corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 1,333.44 feet to a 5/8" rebar and cap; thence turn an angle to the right of 89 degrees, 22 minutes, 24 seconds and run in an Easterly direction along the North line of said quarter-quarter section for distance of 1,321.06 feet to a 3/8" rebar found; thence turn an angle to the right of 90 degrees, 28 minutes, 00 seconds and run in a Southerly direction along the East line of said quarter-quarter section for a distance of 923.72 feet to an iron pin set; thence turn an angle to the right of 114 degrees, 26 minutes, 19 seconds and run in a Northwesterly direction for a distance of 380.92 feet to an iron pin set; thence turn an angle to the left of 21 degrees, 36 minutes, 56 seconds and run in a Westerly direction for a distance of 69.01 feet to an iron pin set; thence turn an angle to the right of 25 degrees, 59 minutes, 52 seconds and run in a Northwesterly direction for a distance of 129.02 feet to an iron pin set; thence turn an angle to the left of 83 degrees, 53 minutes, 42 seconds and run in a Southwesterly direction for a distance of 205.10 feet to an iron pin set; thence turn an angle to the right of 11 degrees, 54 minutes, 55 seconds and run in Southwesterly direction for a distance of 139.64 feet to an iron pin set; thence turn an angle to the left of 09 degrees, 01 minutes, 56 seconds and run in a Southwesterly direction for a distance of 477.66 feet to an iron pin set on the South line of said quarter-quarter section; thence turn an angle to the right of 51 degrees, 39 minutes, 53 seconds and run in a Westerly direction along the South line of said quarter-quarter section for a distance of 283.88 feet to the point of beginning.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said SERVISFIRST BANK, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said SERVISFIRST BANK, by Brian R. Walding, agent and attorney-in-fact for SERVISFIRST BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 3<sup>rd</sup> day of April, 2020.

BY: B.R.W.

Brian R. Walding, agent and attorney-in-fact for  
SERVISFIRST BANK, as Auctioneer

B.R.W.  
Brian R. Walding, as Auctioneer conducting  
said sale

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian R. Walding, whose name as agent and attorney-in-fact for SERVISFIRST BANK, as auctioneer conducting said sale, 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 voluntarily on the day the same bears date.

Given under my hand and official seal, this 3<sup>rd</sup> day of April, 2020.

Teresa S. Adams

Notary

My Commission Expires



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