



20200520000201320 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/20/2020 01:06:33 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore on the 30th day of May, 2014, 700 Ridgeview, LLC, a Georgia limited liability company, entered into and executed that certain Mortgage (the "Mortgage") on the real property hereinafter described in favor of Ameris Bank, successor by merger to Fidelity Bank (the "Mortgagee"), which said Mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20140610000175530;

WHEREAS, in and by said Mortgage the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, 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 contained 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;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said mortgage due and payable, 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 of general circulation published in Shelby County, Alabama, in its issues of April 12, April 19, and April 26, 2020;

WHEREAS, on May 1, 2020, the day of 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 Ameris Bank, as Mortgagee, did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property described herein;

WHEREAS, Anna Davis was the auctioneer who conducted the said foreclosure sale and was the person conducting the sale for the said Mortgagee; and

WHEREAS, Ameris Bank was the highest bidder and best bidder in the amount of Three Million Six Hundred Thousand and 00/100 Dollars (\$3,600,000.00) on the property secured by said Mortgage.

NOW, THEREFORE, in consideration of the premises and the amount of Three Million Six Hundred Thousand and 00/100 Dollars (\$3,600,000.00) the Mortgagee, by and through Anna Davis as auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Ameris Bank all of its right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2D-3A, according to the Southerland Place Resurvey, as recorded in Map Book 25, Page 143, in the Probate Office of Shelby County, Alabama. Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

Property Address: 700 Corporate Ridge, Birmingham, AL 35242

TO HAVE AND TO HOLD the above described property unto Ameris Bank, 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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way and other matters of record in the aforesaid Probate Office.

[Signature Page Follows]

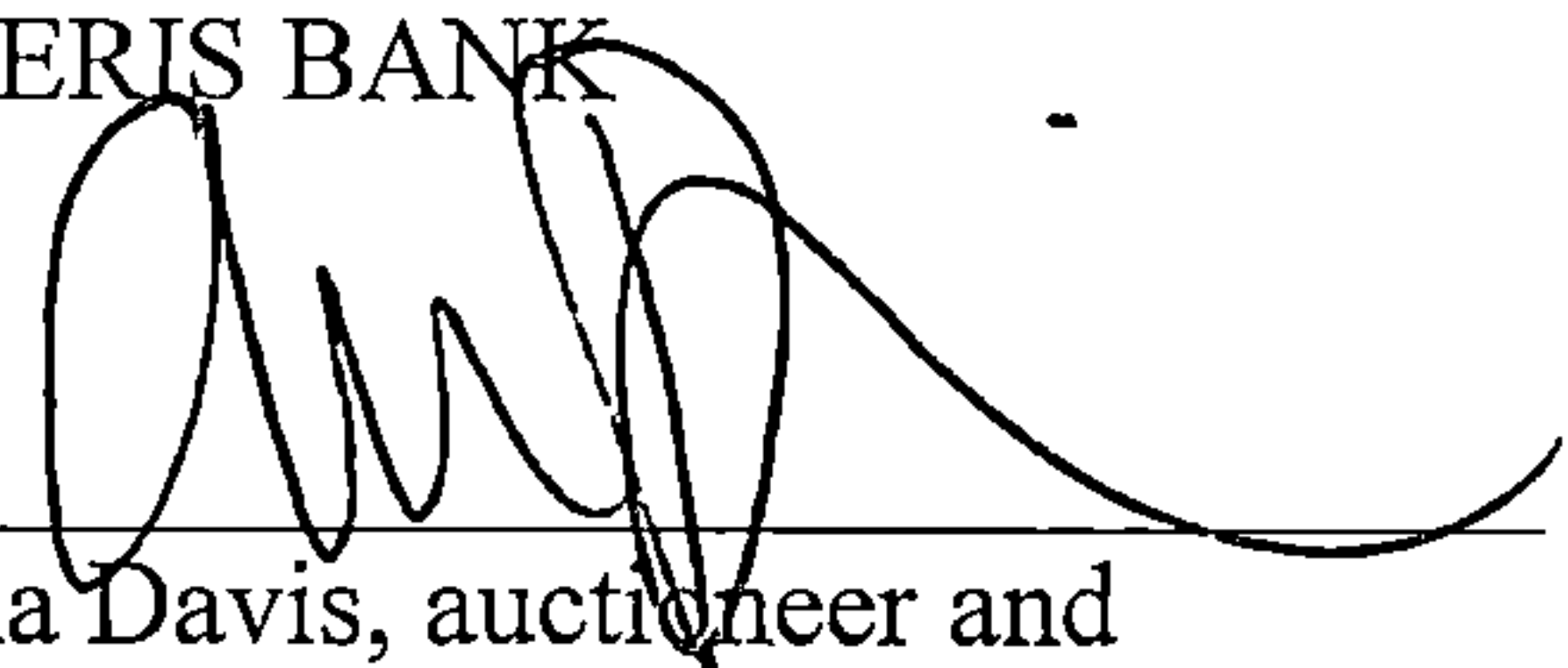


20200520000201320 2/4 \$33.00
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[Signature Page to Foreclosure Deed]

IN WITNESS WHEREOF, Ameris Bank has caused this instrument to be executed by and through Anna Davis, as auctioneer conducting said sale and as attorney-in-fact, and Anna Davis, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, has hereto set her hand and seal on this the 14th day of May, 2020.

AMERIS BANK

By: 
Anna Davis, auctioneer and
Attorney-in-Fact

STATE OF ALABAMA

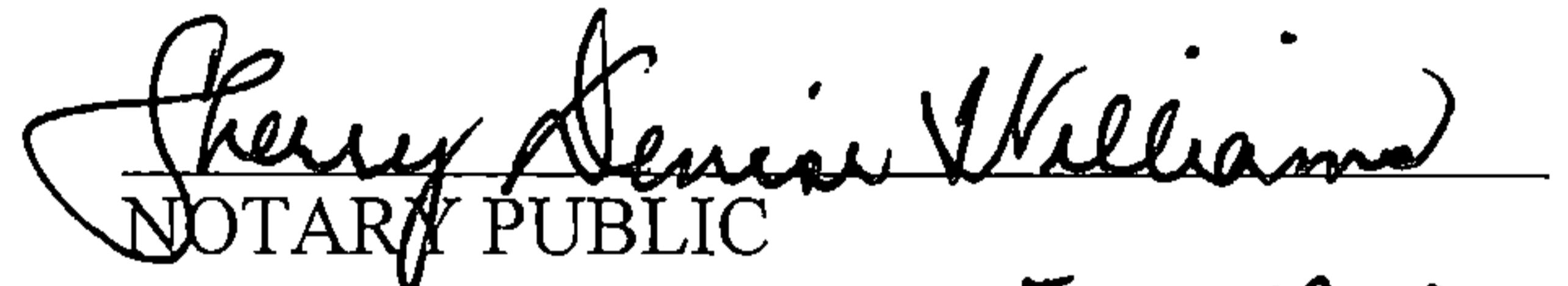
COUNTY OF JEFFERSON



20200520000201320 3/4 \$33.00
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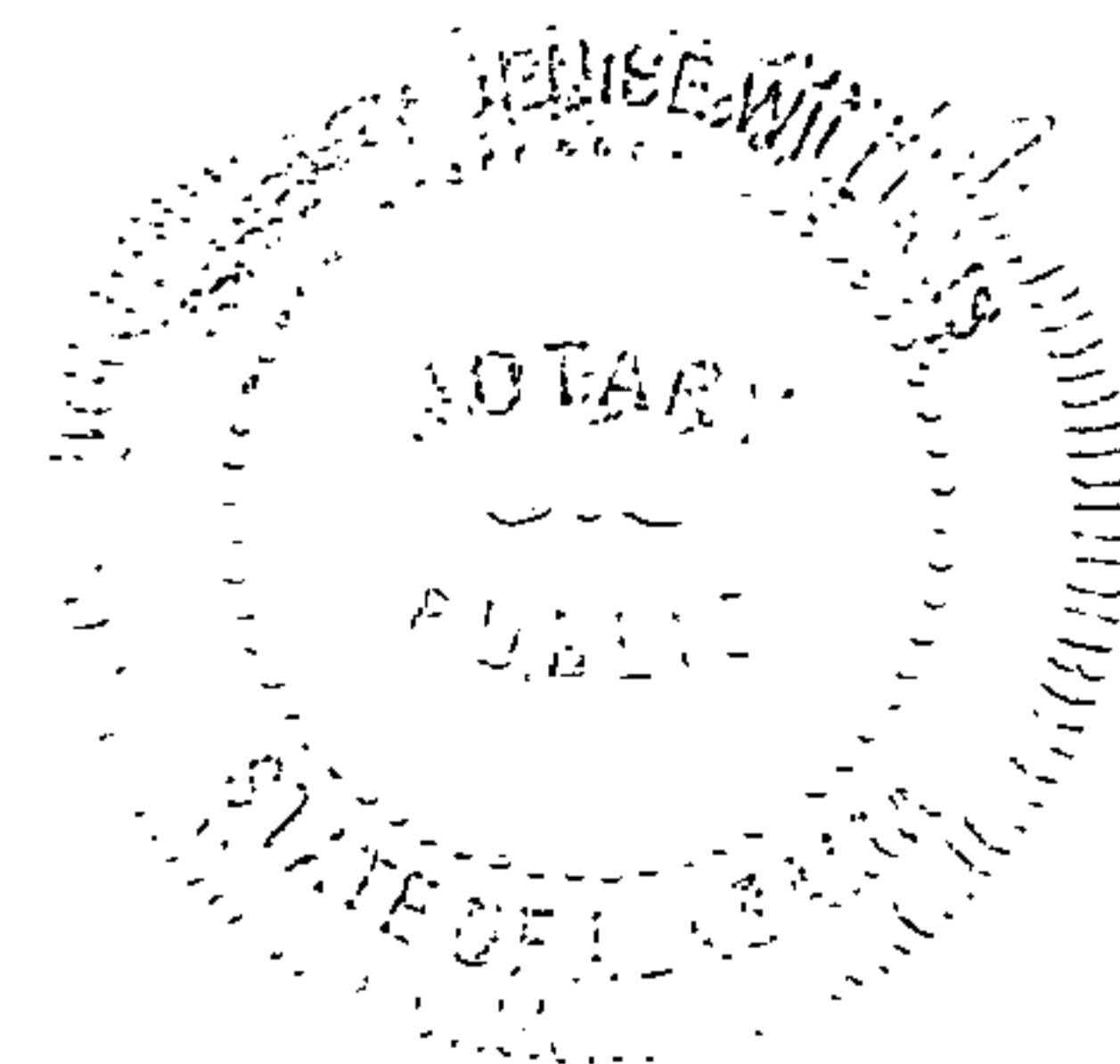
I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Anna Davis, whose name as auctioneer and attorney-in-fact for Ameris Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that, being informed 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 the same bears date for and as the act of Ameris Bank.

Given under my hand and official seal this the 14th day of May, 2020.


NOTARY PUBLIC

My Commission Expires: June 29, 2021

This instrument prepared by:
Anna R. Davis
Adams and Reese LLP
1901 6th Ave. N.
Suite 3000
Birmingham, AL 35203
(205) 250-5000



Real Estate Sales Validation Form

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

Grantor's Name: 700 Ridgeview, LLC

Grantee's Name: Ameris Bank

Mailing Address: Two Buckhead Plaza
3050 Peachtree R
Atlanta, GA 30305

Mailing Address: 3490 Piedmont Road NE
Suite #1550
Atlanta, GA 30305

Property Address 700 Corporate Ridge
Birmingham, AL 35242

Date of Sale May 1, 2020

Total Purchase Price \$3,600,000.00

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
☒ Closing Statement
☐ Sales Contract

- ☐ Appraisal
☐ Other


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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: May 14, 2020

GRANTOR:


Anna R Davis, Attorney-in-Fact

☒ Unattested

(verified by)

Form RT-1