

Grantor: DENMAN CONSTRUCTION COMPANY, INC. c/o Rodney Denman, President 5520 Highway 11 Pelham, AL 35124 Grantee: THANOS VENTURES, LLC c/o Robert Wilson 1900 Corporate Drive Unit 381031 Birmingham, AL 35238	Property Address: 2160 Pelham Parkway Pelham, AL 35124 Date of Sale: July 27, 2020 Total Purchase Price: \$97,325.94 Purchase Price Verification: See deed below
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This instrument prepared by:
Brian R. Walding
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Send tax notice to:
THANOS VENTURES, LLC
c/o Robert Wilson
1900 Corporate Drive
Unit 381031
Birmingham, AL 35238

FORECLOSURE DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: March 28, 2018, DENMAN CONSTRUCTION COMPANY, INC., mortgagor, executed a certain mortgage to THANOS VENTURES, LLC, successor to RAY BURKHALTER, TRUSTEE OF THE PELHAM FUNDING TRUST March 28, 2018, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument #20180330000107020; said mortgage corrected pursuant to that certain Scrivener's Affidavit to correct legal description recorded in said Probate Office at Instrument #20190401000103690; assigned to THANOS VENTURES, LLC pursuant to that certain Assignment of Note and Mortgage recorded in said Probate Office at Instrument #20190401000103700; and, modified pursuant to that certain Modification of Note and Mortgage and Accommodation Agreement recorded in said Probate Office at Instrument #20190401000103710; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said THANOS VENTURES, LLC 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 July 5, 12 & 19, 2020; and,

WHEREAS, on July 27, 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 THANOS VENTURES, LLC 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 THANOS VENTURES, LLC in the amount of Ninety-seven Thousand Three Hundred Twenty-five and 94/100 (\$97,325.94) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to THANOS VENTURES, LLC; and,

WHEREAS, Teresa S. Adams, agent and attorney-in-fact for THANOS VENTURES, LLC, 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 Ninety-seven Thousand Three Hundred Twenty-five and 94/100 (\$97,325.94), DENMAN CONSTRUCTION COMPANY, Inc., mortgagor, by and through the said Teresa S. Adams, agent and attorney-in-fact for THANOS VENTURES, LLC, does grant, bargain, sell and convey unto the said THANOS

VENTURES, LLC, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 1, of the Eckmann Subdivision, according to Plat recorded in Plat Book 3, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; EXCEPT that property described in deed recorded in said Probate Office in Deed Book 288, Page 198, as follows: Commence at the Southeasterly corner of Lot 3, Block 1, of the Eckman Subdivision, according to Plat recorded in Plat Book 3, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northwesterly along the Northeasterly line of said lot and along Southwesterly right of way line of old U. S. Highway No. 31, for a distance of 16.0 feet to the point of beginning of the part herein described; thence continue along said Northeasterly line of Lot 3 for a distance of 100.00 feet to the Northeasterly corner of said Lot 3; thence in a Southwesterly direction along the Northwesterly line of Lot 3 for a distance of 122.68 feet to a point; thence an angle left of 80 degrees 36 minutes and run Southeasterly for 101.11 feet to a point; thence an angle left of 99 degrees 24 minutes and run Northeasterly 15.95 feet Northwesterly of and parallel to the Southeasterly line of Lot 3 for 131.58 feet to the point of beginning. Being a part of Lot 3, Block 1 of the Eckmann Subdivision. Situated in Shelby County, Alabama.

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 THANOS VENTURES, LLC, 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 THANOS VENTURES, LLC, by Teresa S. Adams, agent and attorney-in-fact for THANOS VENTURES, LLC, as auctioneer conducting said sale, has caused these presents to be executed on this, the 27th day of July, 2020.

BY: Teresa S. Adams
Teresa S. Adams, agent and attorney-in-fact for
THANOS VENTURES, LLC, as Auctioneer

Teresa S. Adams
Teresa S. Adams, as Auctioneer conducting
said sale

THE STATE OF ALABAMA

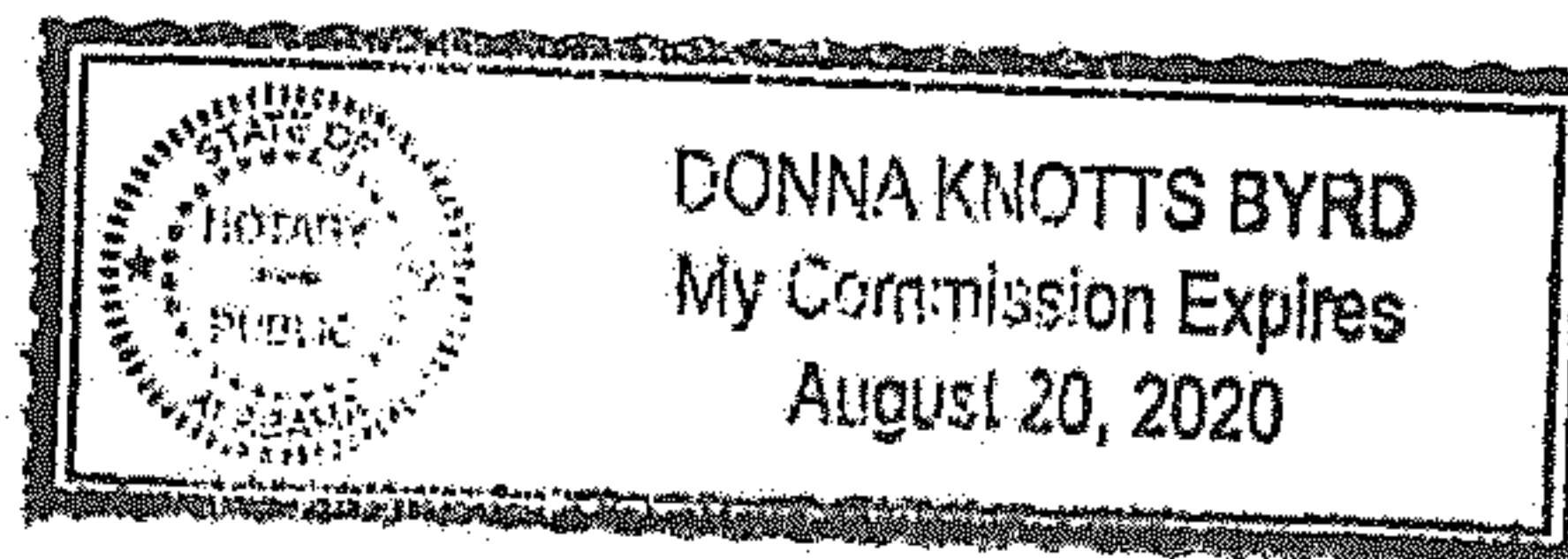
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Adams, whose name as agent and attorney-in-fact for THANOS VENTURES, LLC, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of July, 2020.

Donna Knotts Byrd
Notary

My Commission Expires: 8/20/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2020 11:47:38 AM
\$34.00 CHERRY
20200727000312660

Donna S. Byrd