

20201113000521010
11/13/2020 03:33:15 PM
FCDEEDS 1/4

THIS INSTRUMENT PREPARED BY AND
UPON RECORDING SHOULD BE RETURNED TO:
Eric L. Pruitt, Esq.
Baker, Donelson, Bearman, Caldwell, and Berkowitz, P.C.
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203
205-250-8366

Cross-Index with:
Instrument 20171106000403040

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

LSA AL I, LLC, an Alabama limited liability company (the “Borrower”) executed that certain Commercial Real Estate Mortgage (as assumed, amended, and modified from time to time, the “Mortgage”) in favor of **NOBLEBANK & TRUST**, an Alabama banking corporation (the “Mortgagee”) dated November 3, 2017 and recorded November 6, 2017 in the Office of the Judge of Probate of Shelby County, Alabama (the “Recording Office”) as Instrument Number 20171106000403030.

Borrower defaulted in the payment of the indebtedness secured by the Mortgage and Mortgagee then declared all of the indebtedness secured by the Mortgage due and payable and, in accordance with applicable law, gave due and proper notice of the foreclosure of the Mortgage by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 25, 2020, November 1, 2020 and November 8, 2020.

On November 13, 2020, during the legal hours of sale, the day and time on which the foreclosure sale was due to be held under the terms of said notice, Mortgagee, by and through the undersigned auctioneer, duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Shelby County, Alabama Courthouse, the real property described in Exhibit A attached hereto and incorporated herein by this reference (the “Real Property”), and, as provided under Ala. Code section 7-9A-604 and the laws of the State of Alabama, the personal property described in the Mortgage and incorporated herein by this reference (the “Personal Property,” together with the Real Property, collectively, the “Property”).

No cash bids were obtained for the Property at the aforementioned foreclosure sale.

Mortgagee bid a credit of One Hundred Fifty-Two Thousand Six Hundred Twenty AND 59/100 Dollars (\$152,620.59) on the indebtedness secured by the Mortgage and the Property was sold to Mortgagee.

THEREFORE, in consideration of the premises and of a credit of One-Hundred Fifty-Two Thousand Six Hundred Twenty AND 59/100 Dollars (\$152,620.59) on the indebtedness secured by the Mortgage, **NOBLEBANK & TRUST**, an Alabama banking corporation, as Mortgagee, acting by and through W. Patton Hahn, as the auctioneer and the person conducting the foreclosure sale for Mortgagee, does hereby transfer and convey the Property unto **NOBLEBANK & TRUST**, an Alabama banking corporation, as purchaser, "As Is, Where Is, With All Faults" and subject to any unpaid real property ad valorem taxes or any liens for unpaid real property ad valorem taxes, and easements, restrictions and rights of way recorded prior to the Mortgage that apply to the Property.

TO HAVE AND TO HOLD the Property unto **NOBLEBANK & TRUST**, an Alabama banking corporation, forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

LSA AL I, LLC
3179 Green Valley Rd. #535
Vestavia, AL 35243

Grantee's Name and Mailing Address:

NOBLEBANK & TRUST, an Alabama
banking corporation
1509 Quintard Avenue
Anniston, AL 36201

Property Address: 523 Karen Drive, Vincent, Shelby County, Alabama 35178

Purchase Price: \$152,620.59

The Purchase Price may be verified by: Other - Mortgage Foreclosure Deed.

[Signature appears on the following page]

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed by W. Patton Hahn, as the auctioneer and the person conducting this foreclosure sale for Mortgagee, and in witness whereof W. Patton Hahn has executed this instrument in his capacity as such auctioneer on this 13th day of November, 2020.

LSA ALI LLC, an Alabama limited liability company

By: [Signature]
as auctioneer and the person conducting the foreclosure sale for
NOBLEBANK & TRUST, an Alabama banking corporation

NOBLEBANK & TRUST, an Alabama banking corporation

By: [Signature]
as auctioneer and the person conducting the foreclosure sale for
NOBLEBANK & TRUST, an Alabama banking corporation

By: [Signature]
as auctioneer and the person conducting the foreclosure sale for
NOBLEBANK & TRUST, an Alabama banking corporation

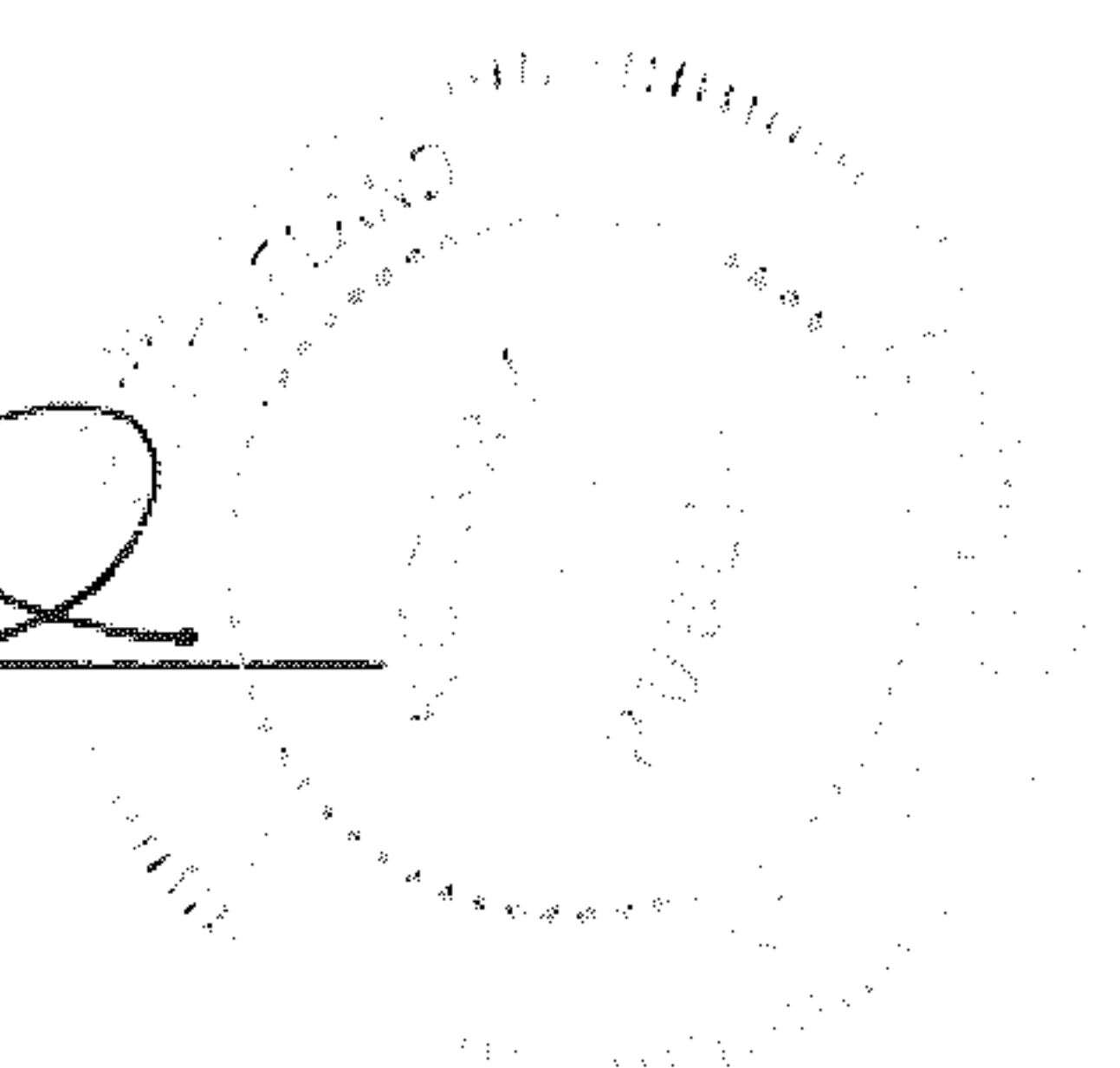
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that W. Patton Hahn, whose name as auctioneer and the person conducting the foreclosure sale for **NOBLEBANK & TRUST**, an Alabama banking corporation, 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, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2020.



[Signature]
NOTARY PUBLIC
My commission expires: 12-21-22



REAL PROPERTY

A parcel of land situated in Sections 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of above said Section 22, said point being the point of beginning; thence North 01° 59' 29" West a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 656.98 feet; thence South 01° 52' 52" East, a distance of 2657.45 feet; thence North 87° 26' 17" East, a distance of 660.09 feet; thence North 01° 54' 18" West, a distance of 1329.15 feet to the NE corner of above said Section 27 and the point of beginning.

Also and including a 30 foot ingress/egress and utility easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the SE corner of above said Section 22; thence North 01° 59' 29" West, a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 15.00 feet to the point of beginning of said centerline; thence North 01° 59' 29" West, a distance of 1370.21 feet to the centerline of an existing 20 foot easement, as recorded in Instrument No. 20150220000054370 and the point of ending of said centerline.

Also and including:

Together with and subject to a 20 foot wide ingress/egress and utility easement, lying 10 feet either side of and parallel to the following described centerline: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87° 25' 06" West, a distance of 329.92 feet; thence South 02° 34' 27" East, a distance of 412.07 feet; thence North 87° 26' 26" East, a distance of 343.24 feet to the point of beginning of said centerline; thence North 17° 29' 44" East, a distance of 278.50 feet; thence North 23° 02' 10" East, a distance of 266.77 feet; thence North 31° 18' 48" East, a distance of 501.96 feet; thence North 21° 25' 30" East, a distance of 632.27 feet; thence North 32° 55' 49" East, a distance of 112.49 feet; thence North 66° 33' 42" East, a distance of 547.85 feet; thence North 87° 19' 39" East, a distance of 334.21 feet; thence North 89° 01' 31" East, a distance of 574.57 feet; thence South 81° 59' 33" East, a distance of 81.93 feet; thence North 88° 53' 53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the point of ending of said centerline



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2020 03:33:15 PM
\$32.00 CHARITY
20201113000521010

Allen S. Bayl