

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 20170227000067640

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 February 24, 2017 and recorded February 27, 2017 in the Office of the Judge of Probate of Shelby County, Alabama (the “Recording Office”) as Instrument Number 20170227000067630.

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 Three Hundred Seventy-Five Thousand AND 75/100 Dollars (\$363,950.75) 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 Three Hundred Seventy-Five Thousand AND 75/100 Dollars (\$363,950.75) 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: 665 Scurlock Ranch Road, Vincent, Shelby County, Alabama 35178

Purchase Price: \$363,950.75

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




EXHIBIT A**REAL PROPERTY****PARCEL 1:**

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

BEGIN at an axle found at the SW Corner of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 00' 04" W, a distance of 1327.89' to a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 1329.07' to a RCF cap; thence N 87° 25' 06" E, a distance of 329.92' to the NE Corner of above said SW 1/4 of the SE 1/4 of Section 22 to a RCF cap; thence continue along the last described course, a distance of 678.53' to on iron pin set; thence S 01° 52' 52" E, a distance of 2657.45' to an iron pin set; thence S 87° 26' 17" W, a distance of 659.48' to the POINT OF BEGINNING. Said Parcel containing 40.67 acres, more or less.

PARCEL 2:

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

BEGIN at a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 917.00'; thence N 87° 26' 26" E, a distance of 475.14'; thence S 02° 33' 55" E, a distance of 917.00'; thence S 87° 26' 26" W, a distance of 144.90' to the POINT OF BEGINNING. Said Parcel containing 10.00 acres, more or less.

ALSO AND INCLUDING a 20' Wide Ingress/Egress and Utility Easement, lying 10' 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 S 87° 25' 06" W, a distance of 329.92'; thence S 02° 34' 27" E, a distance of 412.07'; thence N 87° 26' 26" E, a distance of 343.24' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 17° 29' 44" E, a distance of 278.50'; thence N 23° 02' 10" E, a distance of 266.77'; thence N 31° 18' 48" E, a distance of 501.96'; thence N 21° 25' 30" E, a distance of 632.27'; thence N 32° 55' 49" E, a distance of 112.49'; thence N 66° 33' 42" E, a distance of 547.85'; thence N 87° 19' 39" E, a distance of 334.21'; thence N 89° 01' 31" E, a distance of 574.57'; thence S 81° 59' 33" E, a distance of 81.93'; thence N 88° 53' 53" E, a distance of 1034.01' to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.

