

Grantor: JRP Hospitality Corporation 4627 Highway 280 Birmingham, AL 35242	Property Address: 11691 Highway 25 Calera, AL 35040
Grantee: Parkside Inn, Inc. 2098 Royal Fern Lane Birmingham, AL 35244	Date of Sale: November 17, 2020 Total Purchase Price: \$354,000.00 Purchase Price Verification: See deed below

This instrument prepared by:
Richard W. Theibert, Attorney
Dominick Feld Hyde, P.C.
1130 22nd Street South, Ste 4000
Birmingham, AL 35205

Send tax notice to:
Parkside Inn, Inc.
2098 Royal Fern Lane
Birmingham, AL 35244

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: September 6, 2002, Shital Patel and Priti Patel, mortgagors, executed a certain mortgage to Parkside Inn, Inc. which said mortgage is recorded in Instrument No. 20020917000446660, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, said Mortgage was assumed by JRP Hospitality Corporation on December 16, 2004, said Assumption Agreement being recorded in Instrument No. 20041229000704160 in the Office of the Judge of Probate of Shelby County, Alabama. Said Assumption did not release Shital Patel and Priti Patel; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Parkside Inn, Inc. 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 November 1, 8 and 15, 2020; and,

WHEREAS, on November 17, 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 Parkside Inn, Inc. 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 Parkside Inn, Inc. in the amount of Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Parkside Inn, Inc.; and,

WHEREAS, Richard W. Theibert, agent and attorney-in-fact for Parkside Inn, Inc., 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 Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00), JRP Hospitality Corporation, mortgagor, by and through the said Richard W. Theibert, agent and attorney-in-fact for Parkside Inn, Inc., does grant, bargain, sell and convey unto the said Parkside Inn, Inc., all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

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 Parkside Inn, Inc., 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 Parkside Inn, Inc., by Richard W. Theibert, agent and attorney-in-fact for Parkside Inn, Inc., as auctioneer conducting said sale, has caused these presents to be executed on this, the 18 day of November, 2020.

BY: [Signature]

Richard W. Theibert, agent and attorney-in-fact for Parkside Inn, Inc., as Auctioneer

[Signature]
Richard W. Theibert, as Auctioneer conducting said sale

THE STATE OF ALABAMA

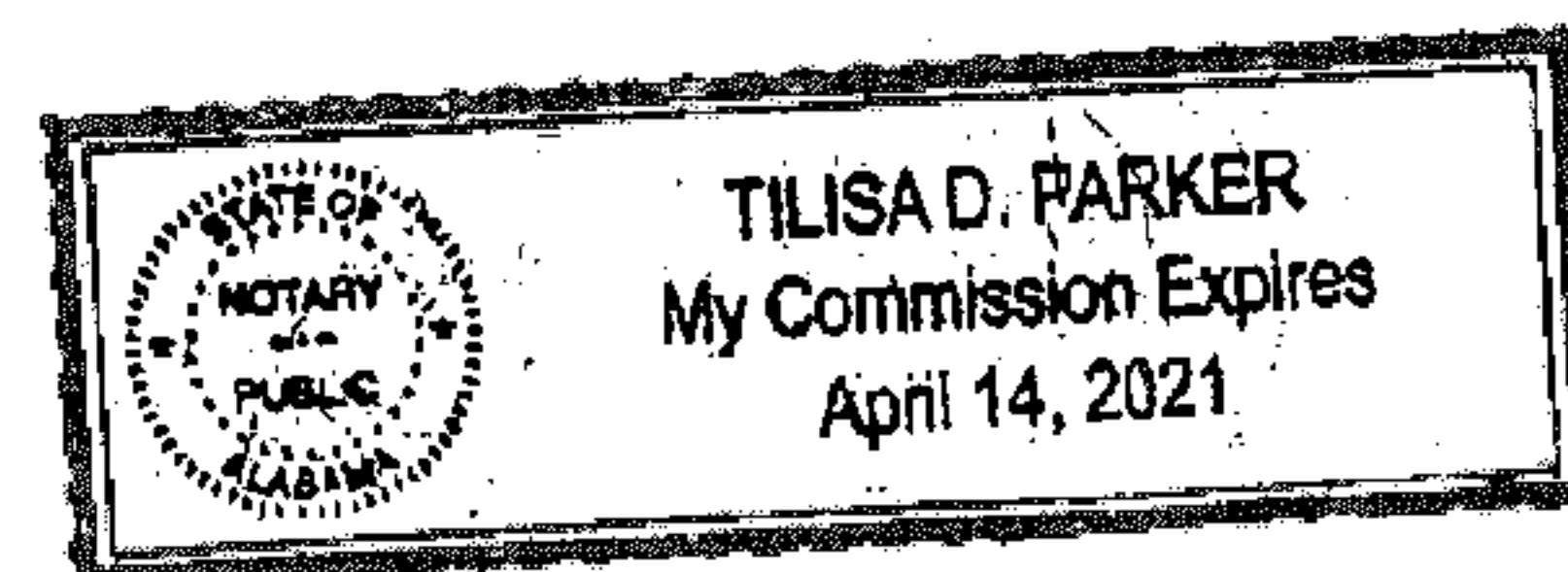
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard W. Theibert, whose name as agent and attorney-in-fact for Parkside Inn, Inc., 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 18 day of November, 2020.

Tilisa D Parker
Notary Public

My Commission Expires: _____



TITLE SEARCH REPORT

File No.: 7177P-19

Prepared for our customer:
Najjar Denaburg, P.C.

EXHIBIT A

Lot in the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 22 South, Range 2 West, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 22 South, Range 2 West; thence run West along the North line of Southeast 1/4 of Northwest 1/4 a distance of 287.58 feet to the Southeast right of way line of existing Highway 25; thence turn an angle of 36°13' to the left and run along the Southeast right of way line of existing Highway 25, a distance of 281.35 feet to the West right of way line of a proposed State Highway County Road relocation; thence turn an angle of 61°42' to the left and run along the West line of said proposed State Highway County Road relocation a distance of 221.00 feet to the Point of Beginning; thence continue in the same direction along the West line of said proposed State Highway County Road relocation a distance of 389.60 feet to the point of Intersection of the West line of said proposed State Highway County Road relocation with the Northeast right of way line of State Highway Project 1-202-2(7), and the North right of way line of the proposed relocation of State Highway 25; thence turn an angle of 120°54' to the right and run along the Northeast right of way line of State Highway Project No. 1-202-2(7), a distance of 107.37 feet; thence turn an angle of 41°50' to the right and continue along said right of way line a distance of 233.81 feet; thence turn an angle of 10°50' to the right and run along said right of way line a distance of 81.15 feet; thence turn an angle of 86°22' to the right and run a distance of 173.15 feet to the Point of Beginning.

Situated in the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2021 09:07:45 AM
\$35.00 CHERRY
20210205000061040

Allen S. Bayal