

This Instrument Prepared By,
Jones Walker LLP
Attn: Joseph D. Steadman, Jr., Esq.
11 N. Water Street, Suite 1200
Mobile, AL 36602
Telephone: (251) 432-1414

**STATE OF ALABAMA
COUNTY OF SHELBY**

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, American Legal, LLC (“Mortgagor”) executed that certain Mortgage to IberiaBank (“Mortgagee”) on September 15, 2011, which mortgage was recorded on September 22, 2011 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20110922000280570 (“Mortgage”); and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and IberiaBank, as holder of said Mortgage, 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 June 27, July 4, and July 11, 2021; and

WHEREAS, on August 2, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:00 a.m., said foreclosure was duly and properly conducted and the undersigned auctioneer did offer for sale at public outcry, in front of the main entrance of the courthouse in the City of Columbiana, Shelby County, Alabama, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was a cash bid in the sum of ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 Dollars (\$155,000) made by TCG 800 Corporate LLC; and

WHEREAS, Joseph D. Steadman, Jr., on behalf of the Mortgagor and as designated agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided by the terms of said Mortgage and conducted the 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 in order to evidence such sale, the Mortgagor, by and through the undersigned auctioneer, as agent and attorney-in-fact for Mortgagee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto TCG 800 Corporate LLC, the following described real property, situated in the County of Jefferson, State of Alabama, more particularly described as follows, to wit:

Unit 114, Block 2 (also known as Building B) in the Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Instrument# 20070822000395570, and By-Laws related thereto as recorded as Exhibit "C" of Instrument# 20070822000395570; together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium of Meadow Brook Place Office Condominium; said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Condominium, as set out in the Declaration and recorded in Map Book 39, page 6, the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said TCG 800 Corporate LLC, its successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States.

The said property is sold on an "as is, where is," basis subject to any easements, encumbrances, and exceptions contained in the records in the Office of the Judge of Probate where the above-described property is situated. Said property is sold without warranty or recourse, express or implied as to title, use and/or enjoyment and is sold subject to the right of redemption of all parties entitled thereto and the rights of tenants are parties in possession.

IN WITNESS WHEREOF, the said Mortgagor, by Joseph D. Steadman, Jr. as auctioneer conducting said sale has caused these presents to be executed on the 3rd day of August, 2021.

(Signature on Following Page)

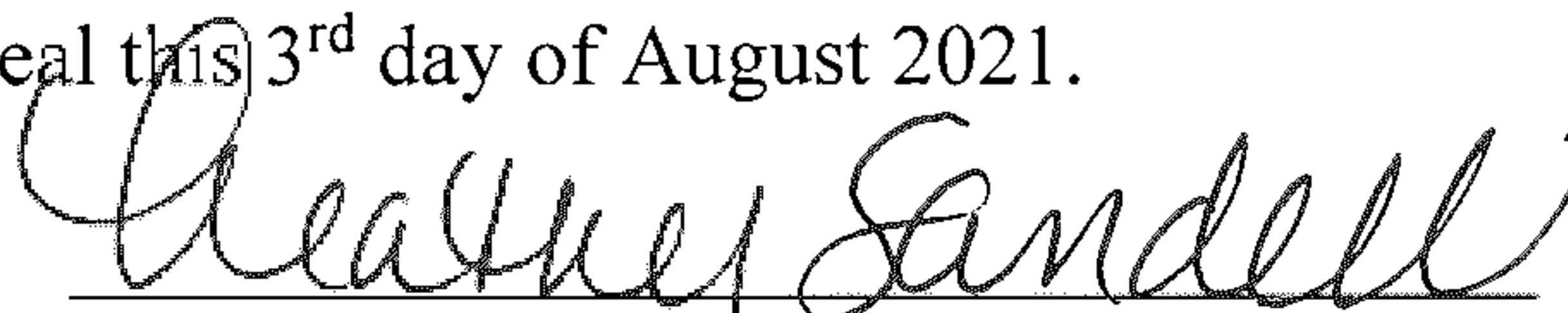


Joseph D. Steadman, Jr. as designated agent
and auctioneer conducting said sale

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph D. Steadman, Jr., whose name as Auctioneer, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August 2021.



NOTARY PUBLIC

My Commission Expires: 6-7-2025



Pursuant to Alabama Code Section 40-22-1:

GRANTOR'S ADDRESS:

American Legal, LLC
Via Auctioneer Joseph D. Steadman, Jr.
850 Corporate Parkway, Suite 114
Hoover, AL 35242

GRANTEE'S ADDRESS:

TCG 800 Corporate LLC
800 Corporate Parkway, Suite 100
Birmingham, AL 35242

PROPERTY ADDRESS:

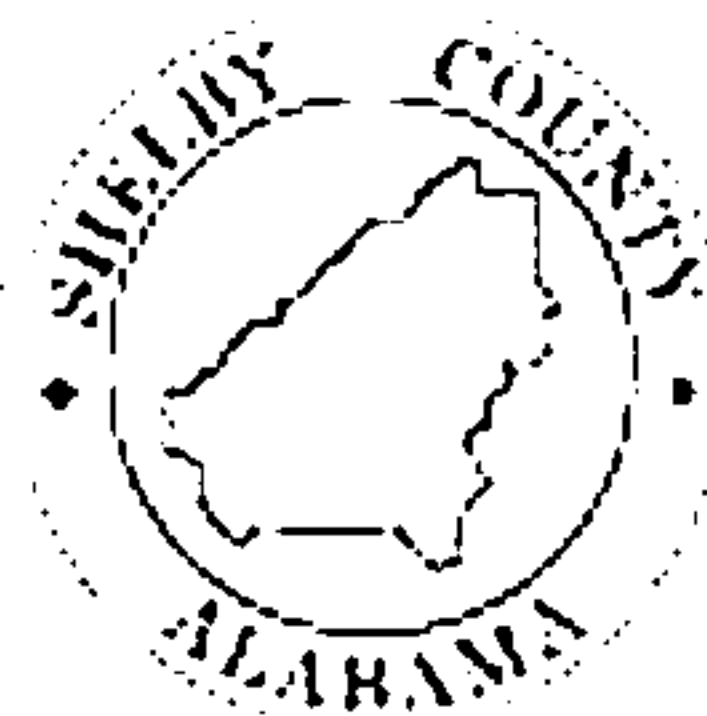
850 Corporate Parkway, Suite 114
Hoover, AL 35242

SOURCE OF VALUATION:

Foreclosure bid

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk**

**Shelby County, AL
02/09/2022 08:20:36 AM
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20220209000057650**



Alvin S. Bayl