

20220809000311220
08/09/2022 11:00:51 AM
FCDEEDS 1/5

Grantor's Name:	Stone Pointe Builders, LLC	Grantee's Name:	SouthPoint Bank
Mailing Address:	905 Forestdale Blvd. Birmingham, AL 35214	Mailing Address:	3501 Grandview Parkway Birmingham, AL 35243
Property Address:	317 Timber Ridge Trl Alabaster, AL 35007	Date of Sale:	August 5, 2022
		Total Purchase Price	\$40,377.12
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> Closing Statement	

This instrument prepared by:
Michael B. Odom
PHELPS DUNBAR LLP
2001 Park Place North
Suite 700
Birmingham, Alabama 35203

Send tax notice to:
SouthPoint Bank
3501 Grandview Parkway
Birmingham, AL 35243

FORECLOSURE DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: February 9, 2021, Stone Pointe Builders, LLC, ("Mortgagor"), executed a certain mortgage to SouthPoint Bank ("Mortgagee"), which said mortgage is recorded in the records of the office of the Judge of Probate of Shelby County, Alabama in Instrument # 20210212000073450 ("Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and the Mortgagee did declare all of the indebtedness secured by the Mortgage due and payable, and the Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of the 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

17, 24, and 31, 2022; and,

WHEREAS, on August 5, 2022, 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 Mortgagee 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 Mortgage was the bid of SouthPoint Bank, in the amount of Forty Thousand Three Hundred Seventy-Seven and 12/100 Dollars, (\$40,377.12) which sum was offered to be credited to the indebtedness secured by the Mortgage and said property was thereupon sold to SouthPoint Bank; and,

WHEREAS, Michael B. Odom, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in the Mortgage and conducted the said sale; and,

WHEREAS, the 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 purchase price of Forty Thousand Three Hundred Seventy-Seven and 12/100 Dollars (\$40,377.12), Stone Pointe Builders, LLC, Mortgagor, by and through the said Michael B. Odom, agent and attorney-in-fact for Mortgagee, does grant, bargain, sell and convey unto the said SouthPoint Bank, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to wit:

Lot 214, according to the Survey of Final Plat Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of

record which take priority over the Mortgage.

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 SouthPoint Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

N WITNESS WHEREOF, the said SouthPoint Bank, by Michael B. Odom, agent and attorney-in-fact for SouthPoint Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 5th day of August, 2022.

BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
SouthPoint Bank, as Auctioneer

BY: Michael B. Odom
Michael B. Odom, agent and attorney-in-fact for
Stone Pointe Builders, LLC, Mortgagor

Michael B. Odom
Michael B. Odom, as Auctioneer conducting said
sale

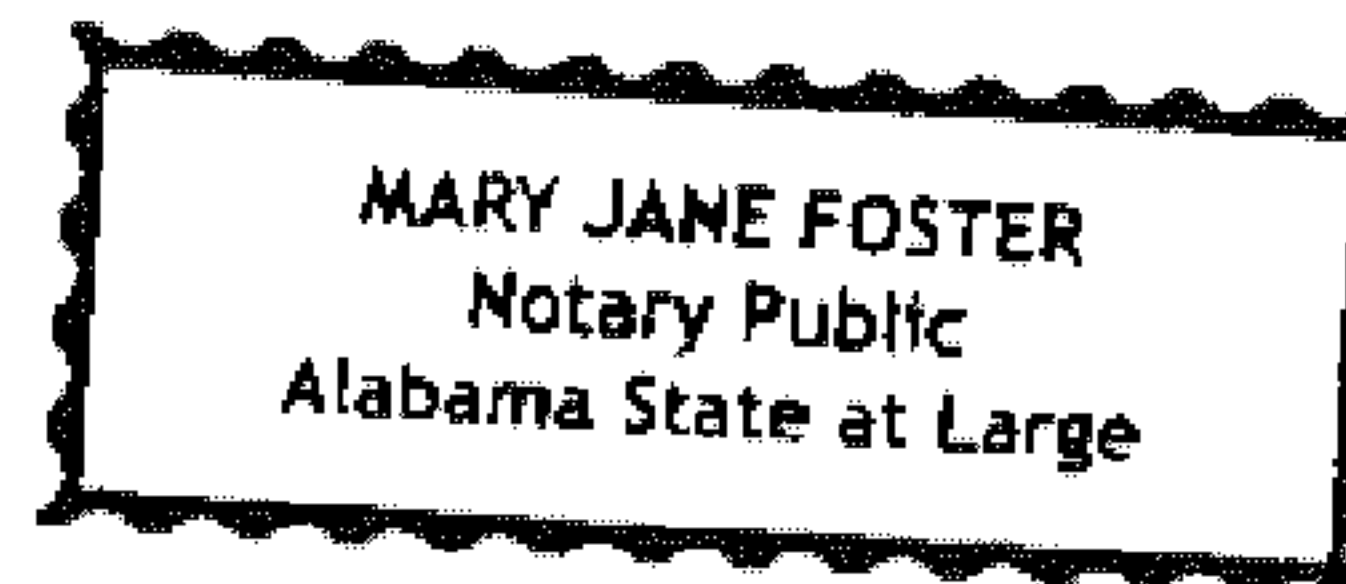
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for SouthPoint Bank, 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 agent and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of August, 2022.

Mary Jane Foster
Notary Public
My Commission Expires: 2/8/26

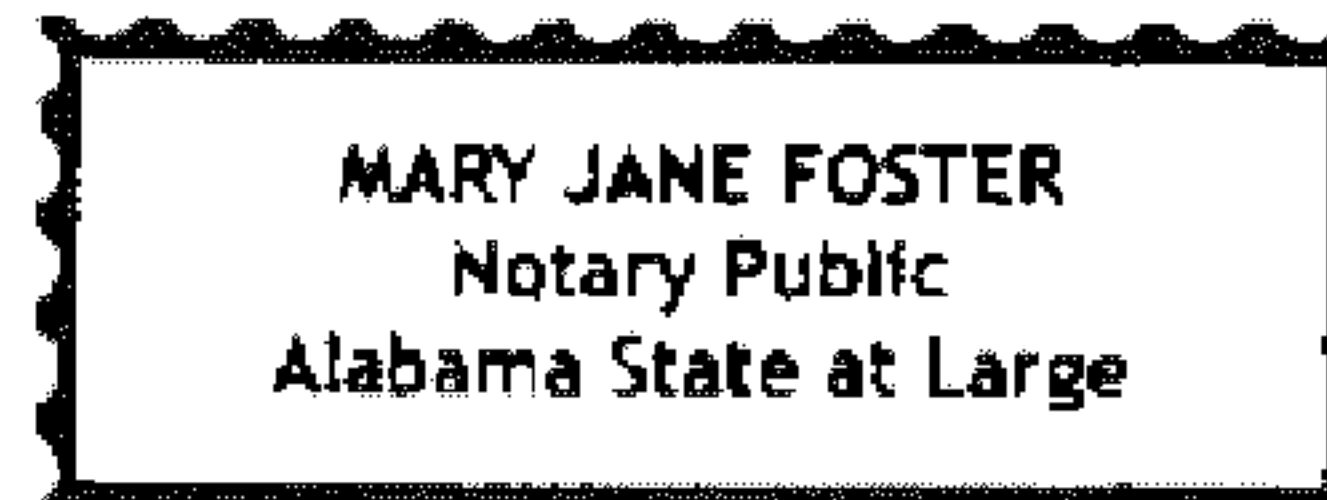
STATE OF ALABAMA)
)
JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name as agent and attorney-in-fact for Stone Pointe Builders, LLC, 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, that he, in his capacity as such agent and attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of August, 2022.

Mary Jane Foster
Notary Public
My Commission Expires: 2/8/26

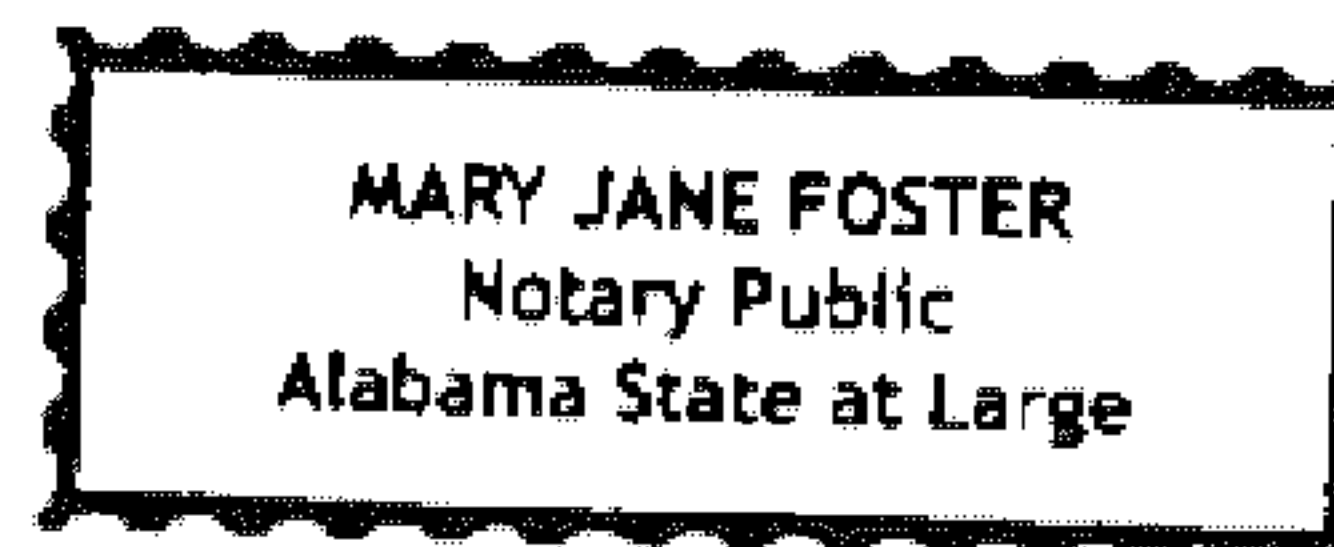


STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Odom, whose name 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, that 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 5th day of August, 2022.

Mary Jane Foster
Notary Public
My Commission Expires: 2/8/26



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2022 11:00:51 AM
\$35.00 BRITTANI
20220809000311220

Allie S. Bayl