

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on April 13, 2022, to-wit: Scotch Homes & Land Development Group, Inc., executed a mortgage to Progress Bank & Trust, herein called the Mortgagee, which said mortgage was recorded on April 14, 2022, in Instrument Number 20220414000155400, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person or entity conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on September 4, 2022, September 11, 2022, and September 18, 2022, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on October 11, 2022, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Progress Bank & Trust, became the purchaser of the hereinafter described property at and for the sum of \$85,316.25, cash, which was the highest, best, and last bid therefore; and

NOW THEREFORE, IN consideration of the premises Scotch Homes & Land Development Group, Inc. and Progress Bank & Trust, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact, do hereby grant, bargain, sell and convey unto the said Progress Bank & Trust the following described real property situated in Shelby County, Alabama. In the event of a discrepancy, the legal description shall control to-wit:

Lot 79 & 80, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.


Now known as Lot 79A according to a resurvey of Lots 79 and 80, Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 56, Page 35, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Progress Bank & Trust, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Progress Bank & Trust, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Scotch Homes & Land Development Group, Inc., and Progress Bank & Trust, have hereunto set their hands and seals by their said attorney-in-fact on the day and year first above written.

Scotch Homes & Land Development Group, Inc. and
Progress Bank & Trust

BY: Stephens Millirons, P.C.
ITS: Attorney-In-Fact

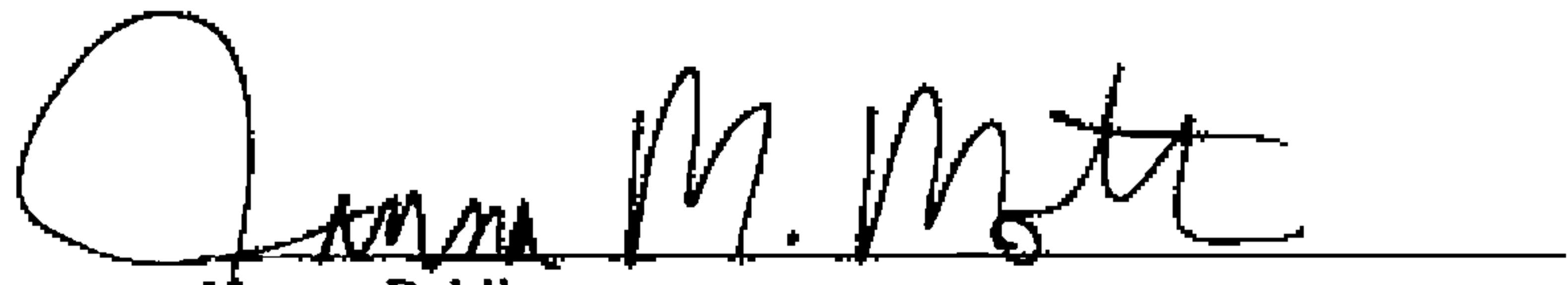

Robert J. Wermuth

STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Robert J. Wermuth, whose name as an officer of Stephens Millirons, P.C., acting in its capacity as attorney-in-fact for Scotch Homes & Land Development Group, Inc. and Progress Bank & Trust, 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, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

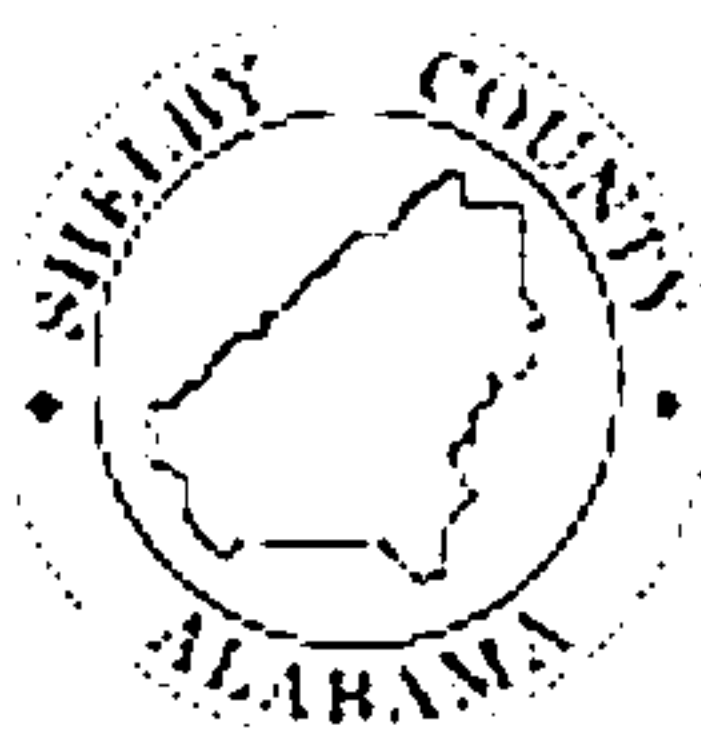
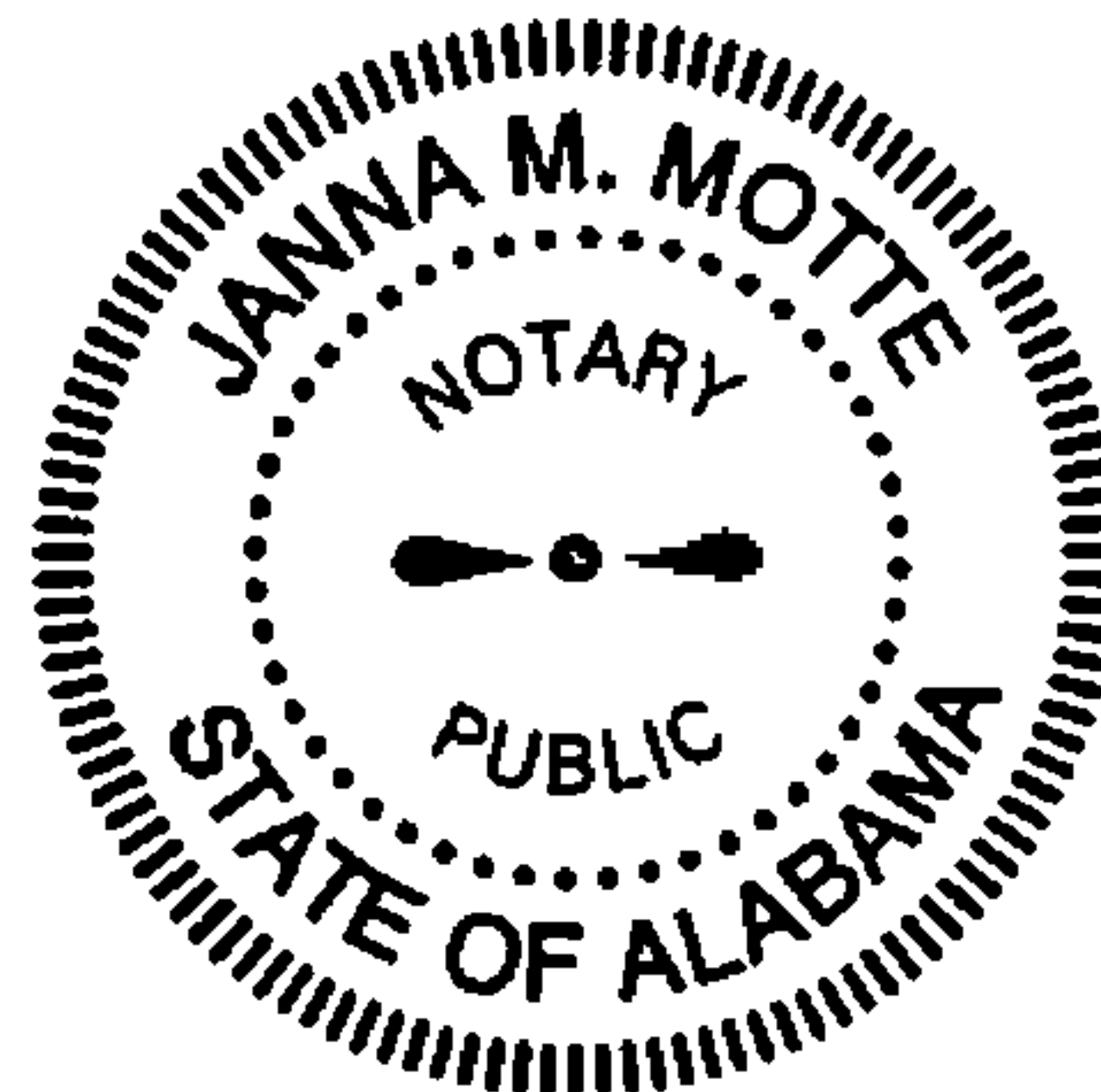
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of October, 2022.


Notary Public
My Commission Expires: 08/13/2024

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/jmm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantee's Address:
201 Williams Avenue
Huntsville, AL 35801

Grantor's Address:
48 Chesser Crane Road, Suite K
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 09:12:57 AM
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Allie S. Boyd