

✓ This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P.O. Box 380275
Birmingham, Alabama 35238
Telephone: 991-6367

Inst # 1997-37884

FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

WHEREAS, Vision Homes, Inc. did on February 13, 1996 execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 1996-05125, which mortgage did convey the lands hereinafter described to Regions Bank f/k/a First Alabama Bank; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Regions Bank f/k/a First Alabama Bank and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said City, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: October 29, November 5 and 12, 1997, in the Shelby County Reporter, a newspaper, then and now published in the City of Columbiana, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by James W. Fuhrmeister, as attorney-in-fact for the mortgagors and making the sale, at the Shelby County Courthouse, in the City of Columbiana, Alabama, on November 20, 1997 and at said sale REGIONS BANK, was the highest bidder for the said property at and for the sum of NINETY-SIX THOUSAND EIGHT HUNDRED FIVE AND 43/100 Dollars (\$96,805.43 -), and said property was sold to the said REGIONS BANK at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, Regions Bank f/k/a First Alabama Bank, by and through it's attorney-in-fact, James W. Fuhrmeister, duly authorized as aforesaid and James W. Fuhrmeister as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of NINETY-SIX THOUSAND EIGHT HUNDRED FIVE AND 43/100 Dollars (\$96,805.43 -), to me in hand paid by the said REGIONS BANK, receipt of which is hereby acknowledged, we so GRANT, BARGAIN, SELL and CONVEY unto the said REGIONS BANK the following described real estate lying and

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being situated in the county of Shelby, State of Alabama, to-wit:

Lot 60, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to:

1. **Statutory rights of redemption;**
2. **1997 and subsequent years taxes and special assessments; and other defects, liens, etc. of record.**
3. **City of Alabaster municipal improvement assessments, including sewer and water tap on fees.**
4. **Spring Gate Homeowner Association assessments.**
5. **Building setback line of 35 feet reserved from King James Court as shown by plat.**
6. **Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-36551 in Probate Office.**
7. **Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 55, page 454 and Deed Book 225 page 224 in Probate Office.**
8. **Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 285 page 253 in Probate Office.**
9. **Restrictions, limitations and conditions as set out in Map Book 19, page 23.**
10. **Easement for ingress and egress to other properties as shown by instrument recorded in Real 224 page 62; Real 291 page 302; Real 234 page 319 and Real 234 page 318 in Probate Office.**

TO HAVE AND TO HOLD unto the said REGIONS BANK, and assigns, forever.

IN WITNESS WHEREOF, the mortgagee, Regions Bank f/k/a First Alabama Bank, by and through it's attorney-in-fact, James W. Fuhrmeister and the said James W. Fuhrmeister as auctioneer and person making the sale, have hereunto set our hands and seals this 20th day of November, 1997.

VISION HOMES, INC., Mortgagor

BY: _____
Attorney-in-fact

REGIONS BANK f/k/a FIRST ALABAMA BANK, Mortgagee

BY: _____
AUCTIONEER AND PERSON MAKING THE SAID SALE

As the Auctioneer and person making said sale

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James W. Fuhrmeister, whose name as attorney-in-fact for Vision Homes, Inc., whose name as attorney-in-fact and agent for Regions Bank f/k/a First Alabama Bank, and whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact and agent, and as such auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 20th day of November, 1997.

Myrae Smith

NOTARY PUBLIC
My Commission Expires: _____

{JWF\REALPROP\FORECLOSURE.DED}

MY COMMISSION EXPIRES AUGUST 19, 2000

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