

This instrument prepared by:  
Brian R. Walding, Esq.  
*Maynard, Cooper & Gale, P.C.*  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203-2618

Send tax notice to:  
REGIONS BANK  
Attn: OREO Department  
1900 Regions/Harbert Plaza  
AHP-19  
Birmingham, AL 35203

FORECLOSURE DEED

STATE OF ALABAMA       )

COUNTY OF SHELBY       )

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 16, 2007, Tanglewood Corporation, mortgagor, executed a certain mortgage to Regions Bank which said mortgage is recorded at Instrument # 20070522000236970 in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank 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 25, July 2 & 9, 2008; and,

WHEREAS, on July 17, 2008, 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 Regions Bank 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 Regions Bank in the amount of Two Hundred

Seventeen Thousand Three Hundred and 00/100 Dollars (\$217,300.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Regions Bank; and,

WHEREAS, Brian R. Walding, agent and attorney-in-fact for Regions Bank, 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 Two Hundred Seventeen Thousand Three Hundred & 00/100 Dollars (\$217,300.00), Tanglewood Corporation, mortgagor, by and through the said Brian R. Walding, agent and attorney-in-fact for Regions Bank, does grant, bargain, sell and convey unto the said Regions Bank, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

LOTS 1933, 1934 AND 1935, ACCORDING TO THE SURVEY OF OLD CAHABA VOLUME FIRST ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

LOTS 1933 AND 1934, ACCORDING TO THE SURVEY OF OLD CAHABA VOLUME FIRST ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 120, 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.

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 Regions Bank,

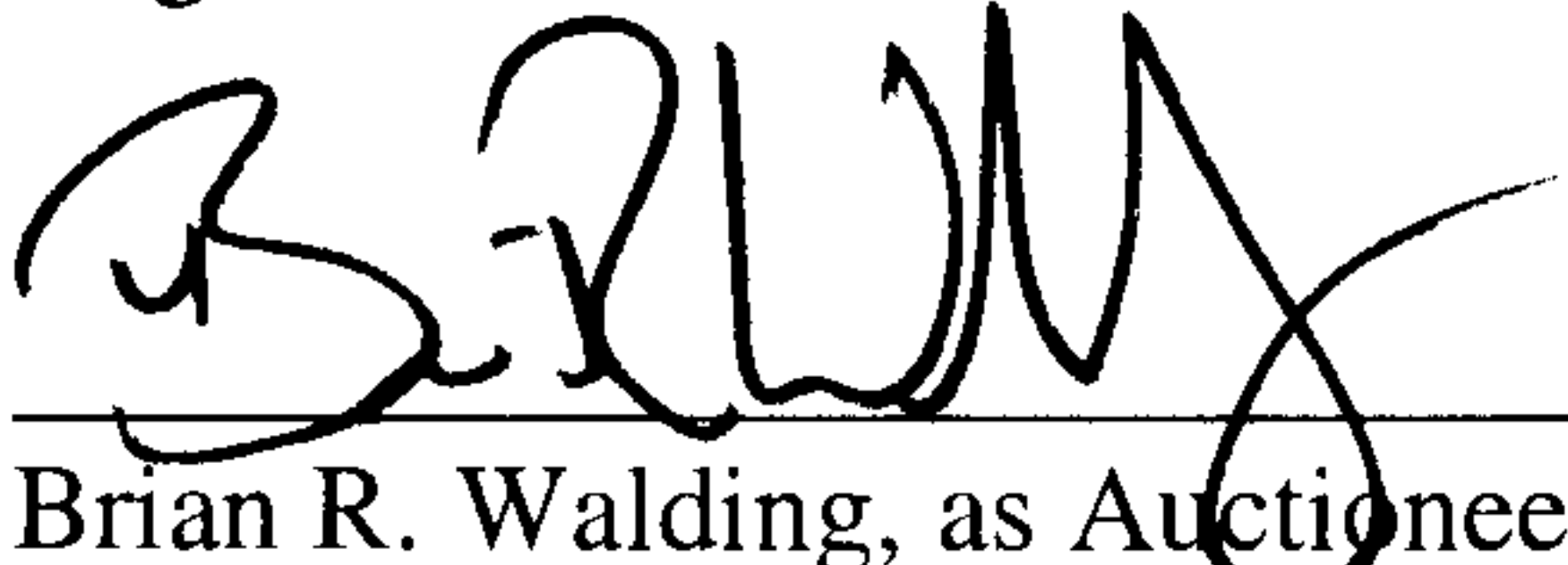




its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Regions Bank, by Brian R. Walding, agent and attorney-in-fact for Regions Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 21<sup>st</sup> day of July, 2008.

BY:   
Brian R. Walding, agent and attorney-in-fact for  
Regions Bank, as Auctioneer

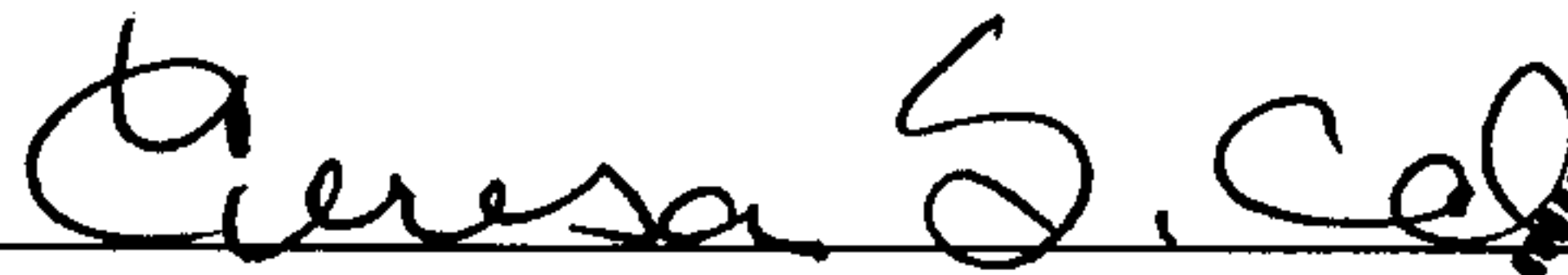
  
Brian R. Walding, as Auctioneer conducting  
said sale

THE STATE OF ALABAMA            )

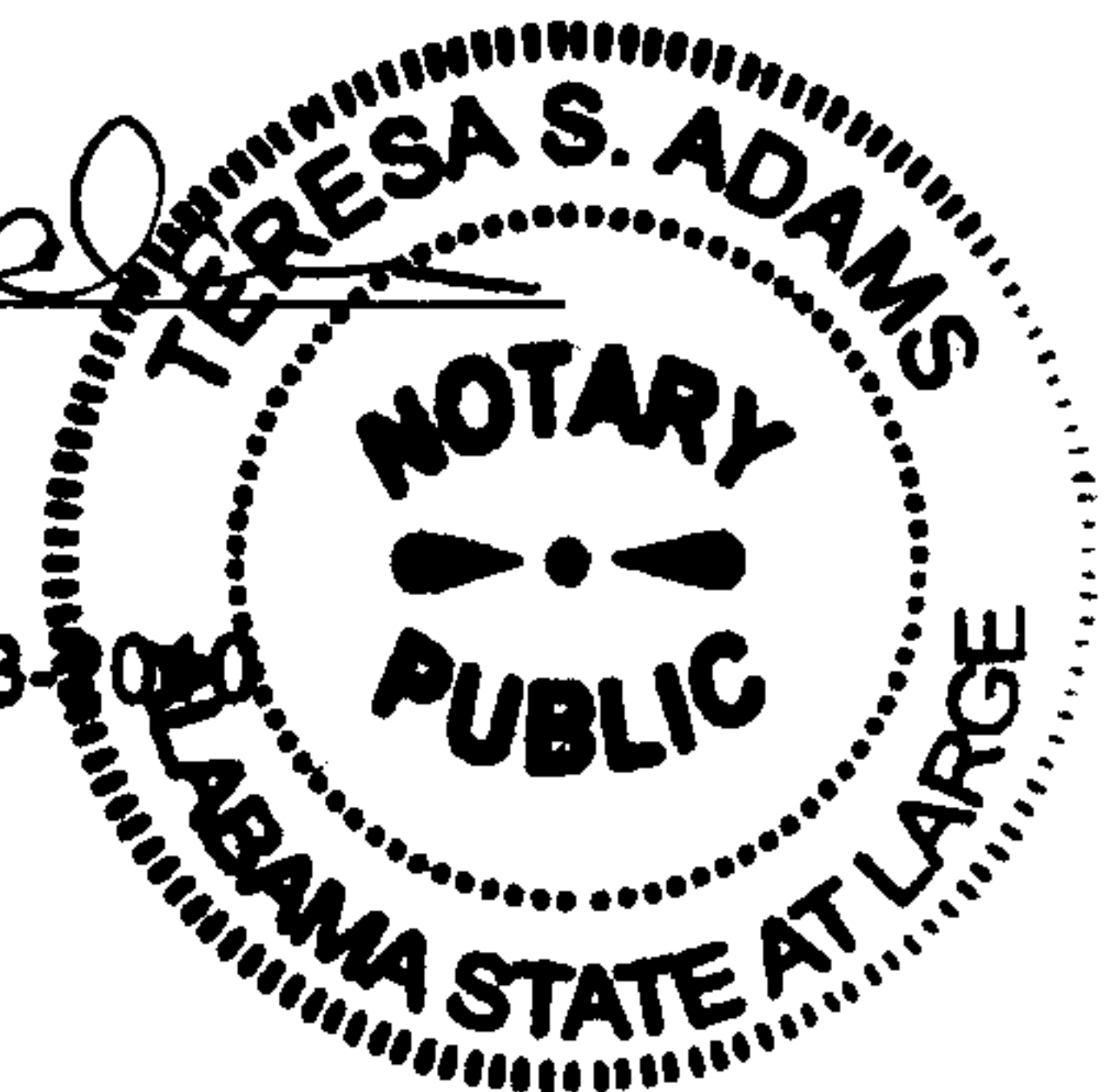
JEFFERSON COUNTY                )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian R. Walding, whose name as agent and attorney-in-fact for Regions Bank, 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 21<sup>st</sup> day of July, 2008.

  
Notary

MY COMMISSION EXPIRES 01-13-2010



  
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Shelby Cnty Judge of Probate, AL  
07/24/2008 09:39:03AM FILED/CERT