


SEND TAX NOTICE TO:  
Regions Bank dba Regions Mortgage  
7130 Goodlett Farms Parkway  
Cordova, TN 38016

  
20100930000322190 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/30/2010 10:45:34 AM FILED/CERT

CM #: 170942

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of June, 2008, Jeffrey W. Pickett and Nola K. Pickett, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080702000268540, said mortgage having subsequently been transferred and assigned to Regions Bank d/b/a Regions Mortgage, by instrument recorded in Instrument No. 20100712000220680, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure



of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 25, 2010, September 1, 2010, and September 8, 2010; and

WHEREAS, on September 21, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Regions Bank d/b/a Regions Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank d/b/a Regions Mortgage; and

WHEREAS, Regions Bank d/b/a Regions Mortgage, was the highest bidder and best bidder in the amount of Sixty-Nine Thousand Three Hundred Fifty-One And 87/100 Dollars (\$69,351.87) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Regions Bank d/b/a Regions Mortgage, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West, and running due South along forty line 630 feet, this being the point of beginning; thence due East 969 feet; thence in a southeastward direction 144 feet; thence in a southwestward direction 191 feet; thence due West 1021 feet; thence due North 210 feet to point of beginning, together with the easement for ingress and egress as recorded in Instrument Number 1995-08717.

Less and Except that portion quit-claimed to The Estate of Royce R. Morris, as recorded in Inst. No. 1995-08712, in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Regions Bank d/b/a Regions Mortgage its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of



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Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Regions Bank d/b/a Regions Mortgage, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 21, 2010.

Regions Bank d/b/a Regions Mortgage

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson  
Aaron Nelson, Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Regions Bank d/b/a Regions Mortgage, 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 the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this September 21, 2010.

Wallace Bennett Inman III  
Notary Public  
My Commission Expires: 1-23-11

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

