


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20160906000323430 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/06/2016 02:34:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 6, 2005, Timothy Methvin, an unmarried man, Mortgagor, executed a certain mortgage to Regions Bank, a corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20050422000193750; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as Mortgagee, did declare all of the indebtedness secured by the 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of August 3, 10 and 17, 2016; and

WHEREAS, on August 31, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Regions Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, 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 Sixty Seven Thousand Sixty Six and 85/100 (\$67,066.85), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank; 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 Sixty Seven Thousand Sixty Six and 85/100 (\$67,066.85), Timothy Methvin, an unmarried man, Mortgagor, by and through the said Regions Bank, as mortgagee, do grant, bargain, sell and convey unto Regions Bank, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Lot 103, according to the Survey of Cambrian Ridge Phase 3, as recorded in Map Book 21, page 147, in the Probate Office of Shelby County, Alabama.

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 as provided by the laws of the State of Alabama.

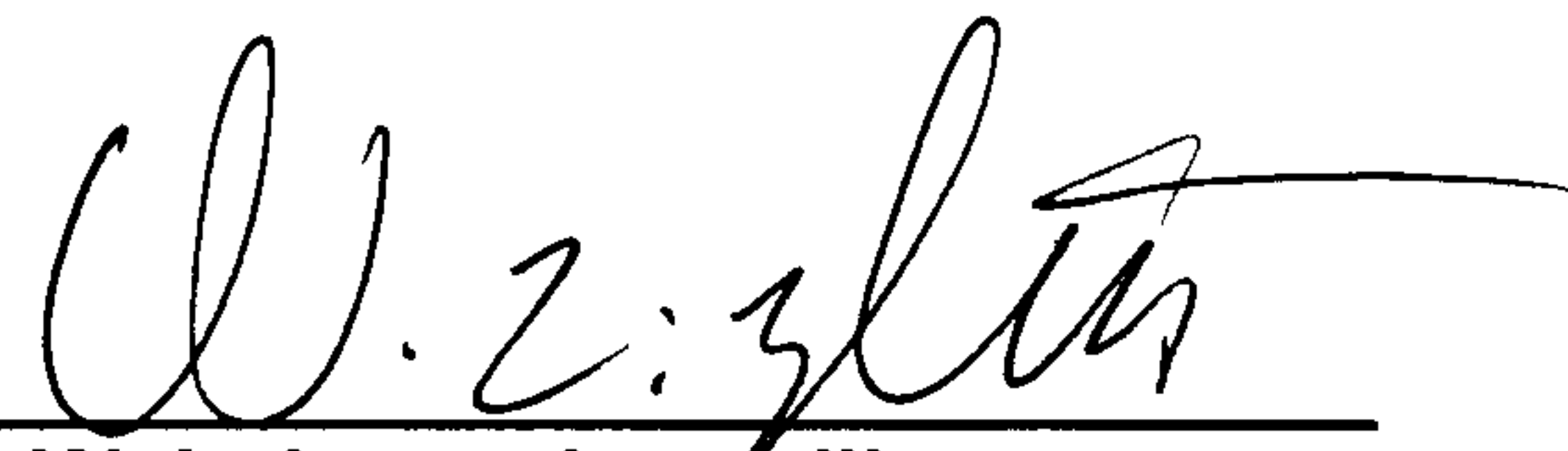
IN WITNESS WHEREOF, the said, Timothy Methvin, an unmarried man, Mortgagor, by the said Regions Bank, as Mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 31st day of August, 2016.



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**TIMOTHY METHVIN,
ANUNMARRIED MAN,
MORTGAGOR**

**BY: REGIONS BANK
MORTGAGEE**

By: 
W. L. Longshore, III
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III, whose name as auctioneer for the said Regions 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 auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2016.



**NOTARY PUBLIC: Yvette A. Cole
My Commission Expires: 05/13/2020**

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203

GRANTEE'S ADDRESS AND SEND TAX NOTICE TO:

Regions Bank
P. O. Box 10063
Birmingham, AL 35202-0063

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Timothy Methvin

Grantee's Name: Regions Bank

Mailing Address: 141 McDonald Lane
Brandon, MS 39042

Mailing address: P. O. Box 10063
Birmingham, AL 35202-0063

Property Address: 442 Cambrian Ridge Trail
Pelham, AL 35124

Date of Sale: August 31, 2016
Total Purchase Price \$67,066.85



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or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement
_____ Appraisal
X Other (Foreclosure Deed)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 31, 2016

Print W. L. Longshore, III

Unattested _____

Verified by [Signature]

Sign _____

(Grantor/Grantee/Owner/Agent) circle one