

This instrument was prepared by:

James W. Fuhrmeister

ALLISON, MAY, ALVIS, FUHRMEISTER &
KIMBROUGH, L.L.C.

P.O. Box 380275

Birmingham, Alabama 35238

Telephone: 991-6367

Inst # 1998-11997

FORECLOSURE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

WHEREAS, **B & S LAND DEVELOPMENT, INC.**, a corporation, did on October 3, 1997, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 1997-33770, which mortgage did convey the lands hereinafter described to **REGIONS BANK**, an Alabama banking corporation; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, **REGIONS BANK**, an Alabama banking corporation, 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: March 11, 18 & 25, 1998 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 April 3, 1998 and at said sale **REGIONS BANK**, an Alabama banking corporation was the highest bidder for the said property at and for the sum of **ONE HUNDRED NINETY-TWO THOUSAND, FOUR HUNDRED FORTY-FOUR AND 07/100 Dollars (\$192,444.07)**, and said property was sold to the said **REGIONS BANK**, an Alabama banking corporation at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, **REGIONS BANK**, an Alabama banking corporation, 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 **ONE HUNDRED NINETY-TWO THOUSAND, FOUR HUNDRED FORTY-FOUR AND 07/100 Dollars (\$192,444.07)**, to me in hand paid by the said **REGIONS BANK**, an Alabama banking corporation, receipt of which is hereby acknowledged, we so GRANT, BARGAIN, SELL and CONVEY unto the said **REGIONS BANK**, an Alabama banking corporation, the following described real estate lying and being situated in the county of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

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Subject to statutory rights of redemption; 1998 and subsequent years taxes and special assessments; and other defects, liens, etc. of record.

TO HAVE AND TO HOLD unto the said **REGIONS BANK, an Alabama banking corporation** and assigns, forever.

IN WITNESS WHEREOF, the mortgagee, **REGIONS BANK, an Alabama banking corporation**, by and through its 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 3rd day of April, 1998.

B & S LAND DEVELOPMENT, INC., a corporation, Mortgagor

BY: _____

Attorney-in-fact

REGIONS BANK, an Alabama banking corporation, Mortgagee

BY: _____

AUCTIONEER AND PERSON MAKING THE SAID SALE

As the Auctioneer and person making said sale

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

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 B & S LAND DEVELOPMENT, INC., a corporation, whose name as attorney-in-fact and agent for **REGIONS BANK, an Alabama banking corporation**, 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 3rd day of April, 1998.

Suzanne Smith
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES AUGUST 19, 2000

EXHIBIT "A"

Lots 6 through 10, inclusive, according to the survey of Village Parrish as recorded in Map Book 22 page 127 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

NOTE: The real property described above does not constitute the homestead of the Mortgagor/Grantor.

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