

Mr. Robert D. Rives
Capell, Howard, Knabe & Cobbs
P.O. Box 2069
Montgomery, Alabama 36102-2069

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That Ross A. Scozzaro, III and wife, Valerie A. Scozzaro, did, on to-wit, July 10, 1985, execute a mortgage to First Southern Federal Savings and Loan Association, which mortgage is recorded in Book 033, Page 885, and rerecorded in Book 090, Page 683, in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by Union Bank & Trust Company (now Regions Bank), as Trustee under a certain Trust Indenture dated as of May 1, 1985, with the Alabama Housing Finance Authority, by document recorded in Book 108, Page 844, in said Probate Office; and,

WHEREAS, the real estate covered in said mortgage is presently owned by Kevin V. Sanderson and Valerie S. Sanderson, subject to said mortgage and who have assumed the indebtedness thereunder; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Regions Bank, as Trustee aforesaid, did declare all of the indebtedness secured by said mortgage due and payable 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of July 29, August 5, and 12, 1998; and,

WHEREAS, on August 20, 1998, 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 Regions Bank, as Trustee aforesaid, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Regions Bank, as Trustee aforesaid, in the amount of Forty-Six Thousand Seven Hundred Fifteen and 42/100 Dollars (\$46,715.42), which sum the said Regions Bank, as Trustee aforesaid, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank, as Trustee aforesaid; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased.

NOW THEREFORE, in consideration of the premises and of a credit of Forty-Six Thousand Seven Hundred Fifteen and 42/100 Dollars (\$46,715.42), said Kevin V. Sanderson and Valerie S. Sanderson, acting by and through the said Regions Bank, as Trustee aforesaid, by Robert D. Rives, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Regions Bank, as Trustee aforesaid, by Robert D. Rives, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Robert D. Rives, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Regions Bank, as Trustee aforesaid, its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, less and except the North 6 feet,
according to the Survey of Cahaba Town

08/20/1998 03:30 PM
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

Inst. # 1998-32414

Homes, Second Addition, as recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Regions Bank, as Trustee aforesaid, its successors and assigns, forever; subject, however, to the statutory rights 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 Regions Bank, as Trustee aforesaid, has caused this instrument to be executed by Robert D. Rives, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Robert D. Rives has executed this instrument in his capacity as such auctioneer, on this the 20th day of August, 1998.

Kevin V. Sanderson and Valerie S. Sanderson, Mortgagors

By: Regions Bank, as Trustee
for Alabama Housing Finance
Authority, Mortgagee or
Transferee of Mortgagee

By Robert D. Rives
As Auctioneer and the person
conducting said sale for the
Mortgagee or Transferee of
Mortgagee

Regions Bank, as Trustee for
Alabama Housing Finance Authority,
Mortgagee or Transferee of
Mortgagee

By Robert D. Rives
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

Robert D. Rives
As Auctioneer and person conduct-
ing said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Robert D. Rives, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August, 1998.

(Seal)

Mary O. Easterling
Notary Public
My commission expires: 5/12/99

The address of the Grantee is: c/o Regions Mortgage, Inc., Post Office Box 5640, Montgomery, Alabama 36101-5640.

Inst. # 1998-22414
08/20/1998-22414
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SEE CN 12.00