

SEND TAX NOTICE TO:  
Regions Bank  
Commercial Recovery Department  
P. O. Box 10591  
Birmingham, AL 35202  
(#003-9025755)

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

FORECLOSURE DEED

Inst # 2001-10110  
03/20/2001-10110  
03:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 18.00

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of September, 1998, Alan Jeffery Adelberg and Kellie L. Adelberg, husband and wife, executed that certain mortgage on real property hereinafter described to Regions Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1998-36425, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 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 February 28, 2001, March 7, 2001, and March 14, 2001; and

WHEREAS, on March 20, 2001, 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 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, Connie McChesney was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank; and

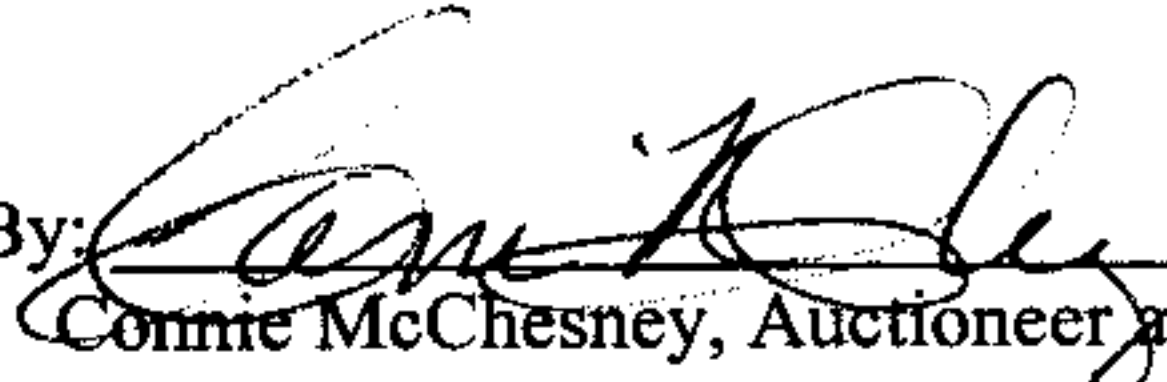
WHEREAS, Regions Bank was the highest bidder and best bidder in the amount of Twenty Two Thousand Nine Hundred Sixty Two and 69/100 Dollars (\$22,962.69) on the indebtedness secured by said mortgage, the said Regions Bank, by and through Connie McChesney as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Regions Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, Page 99 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Regions Bank, 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 Alabama.

IN WITNESS WHEREOF, Regions Bank, has caused this instrument to be executed by and through Connie McChesney, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Connie McChesney, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 20<sup>th</sup> day of March, 2001.


Regions Bank

By:   
Connie McChesney, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie McChesney, whose name as auctioneer and attorney-in-fact for Regions Bank, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 20<sup>th</sup> day of March, 2001.

  
Notary Public  
My Commission Expires: 3/9/2002

This instrument prepared by:  
Stephen G. Collins, Esquire  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

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