

STATE OF ALABAMA                    )  
                                              :  
COUNTY OF SHELBY                 )

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, December 21, 1995, to-wit, Linda Sue Jackson and Mary Sue Jackson, single individuals, executed and delivered to Molton, Allen & Williams Corporation, a mortgage conveying to Molton, Allen & Williams Corporation, the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 1995-36807; said Mortgage having been duly transferred and assigned by Molton, Allen & Williams Corporation to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated December 21, 1995 and recorded under Instrument Number 1995-36808; said Mortgage having been further transferred and assigned by Alabama Housing Finance Authority to Regions Mortgage, Inc. by virtue of that certain Instrument dated January 19, 1996 and recorded under Instrument Number 1996-06903 in said Probate Office; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Molton, Allen & Williams Corporation would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefor, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Mortgage, Inc., as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Mortgage, Inc., as Mortgagee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 27, 2001, July 4, 2001 and July 11, 2001, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on July 20, 2001; and

WHEREAS, the original sale scheduled for July 20, 2001 was postponed by public announcement being made at the main entrance of the Shelby County Courthouse, Columbiana, Alabama on July 20, 2001 during the legal hours of sale;

WHEREAS, the original sale was re-scheduled and the re-scheduled sale date of August 6, 2001 was published in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issue of July 25, 2001;

WHEREAS, after having given said notice, Regions Mortgage, Inc., as Mortgagee, on the 6<sup>th</sup> day of August, 2001, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Regions Mortgage, Inc., as Mortgagee, being the highest, best and last bidder

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at said sale, became the purchaser of said property at and for the sum of Eighty-Two Thousand Forty and 67/100 Dollars (\$82,040.67).

NOW, THEREFORE, Linda Sue Jackson and Mary Sue Jackson, by Bowdy J. Brown, the auctioneer making said sale, and Bowdy J. Brown, as said auctioneer, for and in consideration of the premises and the sum of Eighty-Two Thousand Forty and 67/100 Dollars (\$82,040.67), applied by Regions Mortgage, Inc., as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Regions Mortgage, Inc., its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 6, Block 1, according to the Survey of Lake Lane, First Sector, as recorded in Map Book 5, page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Regions Mortgage, Inc., its successors 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 of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Linda Sue Jackson and Mary Sue Jackson, by Bowdy J. Brown, the person making said sale, Regions Mortgage, Inc., by Bowdy J. Brown, as auctioneer and the person making said sale, and Bowdy J. Brown, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 6<sup>th</sup> day of August, 2001.

LINDA SUE JACKSON,  
and MARY SUE JACKSON

By: [Signature]  
As auctioneer and the person making  
said sale

REGIONS MORTGAGE, INC.

By: [Signature]  
As auctioneer and the person making  
said sale

By: [Signature]  
As auctioneer and the person making  
said sale

STATE OF ALABAMA                    )  
                                                  :  
COUNTY OF MONTGOMERY        )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Bowdy J. Brown**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 6<sup>th</sup> day of August, 2001.

(SEAL)

Virginia Hanna  
Notary Public  
My commission expires: 9/01/02

This instrument was prepared by:  
Bowdy J. Brown, Esq.  
Rushton, Stakely, Johnston & Garrett, P.A.  
Post Office Box 270  
Montgomery, Alabama 36101-0270

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Our File No.: 1004-2876  
Loan No.: 4587457

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FOR AD VALOREM TAX PURPOSES: Regions Mortgage, Inc., Tax Department, Post Office Box 5640, Montgomery, Alabama 36101-5640

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