

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on, March 28, 1991, to-wit, Kevin M. Boyd and wife, Leigh Anne Boyd, executed and delivered to Union Planters National Bank, a mortgage conveying to Union Planters National Bank, 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 Book 337, at Page 347, corrected and re-recorded in said Probate Office in Book 345, at Page 175; said Mortgage having been duly transferred and assigned by Union Planters National Bank to Real Estate Financing, Inc. by virtue of that certain Assignment of Mortgage dated May 30, 1991 and recorded in said Probate Office in Book 365, at Page 110; 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 mortgagee as they or any part thereof became due, then Union Planter National Bank 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 mortgage 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 Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Mortgage, Inc., as Assignee, 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 October 2, 2002, October 9, 2002 and October 16, 2002, 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 October 29, 2002; and

WHEREAS, after having given said notice, Regions Mortgage, Inc., as Assignee, on the 29th day of October, 2002, 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, Magnum Properties, L.L.C., being the highest, best and last bidder at said sale, became the purchaser of said property at and or the sum of Eighty Thousand Two Hundred Forty-Two and 21/100 Dollars (\$80,242.21).

NOW, THEREFORE, Kevin M. Boyd and Leigh Anne Boyd, 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 Thousand Two Hundred Forty-Two and 21/100 Dollars (\$80,242.21), applied by Regions Mortgage, Inc., as Assignee, to the indebtedness secured by said mortgage, does hereby Grant, Bargain, Sell and Convey unto the said Magnum Properties, L.L.C., its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

✓
Magnum Properties
1703 Oxmoor Rd.
Birmingham, AL 35209

Lot 5, Block B, according to the amended map of Fox Haven, First Sector as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject 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 and the United States of America and unpaid taxes, if any.

TO HAVE AND TO HOLD, the aforegranted property unto the said Magnum Properties, L.L.C., its successors and assigns forever.

IN WITNESS WHEREOF, Kevin M. Boyd and Leigh Anne Boyd, by Bowdy J. Brown, the person making said sale, Regions Mortgage, Inc., as Assignee, 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 29th day of October, 2002.

KEVIN M. BOYD
and wife, LEIGH ANNE BOYD

By: _____
As auctioneer and the person
making said sale

REGIONS MORTGAGE, INC.

By: _____
As auctioneer and the person
making said sale

By: _____
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, she, in her 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 29th day of October, 2002.

(SEAL)

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
f:\gh\regions\foreclos\BoydK\fcdeed
Our File No.: 1004-3940
Loan No.: 1330547

Virginia Anna
Notary Public
My commission expires: 9/01/04