

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                 )

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on, August 12, 1994, to-wit, Sonne' B. Blain and husband, Billy Blain executed and delivered to Real Estate Financing, Inc., a mortgage conveying to Real Estate Financing, Inc.. 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 Number 1994-25638; corrected and re-recorded in said Probate Office under Instrument Number 1994-28055; 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 Real Estate Financing, Inc. 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 Mortgages; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as successor by merger with Regions Mortgage, Inc., formerly known as Real Estate Financing, Inc., as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, 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 December 31, 2003, January 7, 2004 and January 14, 2004, 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 January 29, 2003; and

WHEREAS, after having given said notice, Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as Mortgagee, on the 29<sup>th</sup> day of January, 2004, 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, Contracting Specialists, Inc., being the highest, best and last bidder at said sale, became the purchaser of said property at and or the sum of Fifty-Five Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$55,625.00).

NOW, THEREFORE, Sonne' B. Blain and Billy Blain, 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 Fifty-Five Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$55,625.00), applied by Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as Mortgagee, to the indebtedness secured by said mortgage, does hereby Grant, Bargain, Sell and Convey unto the said Contracting Specialists, Inc., its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 24, Block 5, according to the Survey of Green Valley, Second Sector as recorded in Map Book 6, page 21, in the Probate Office of Shelby County, Alabama.

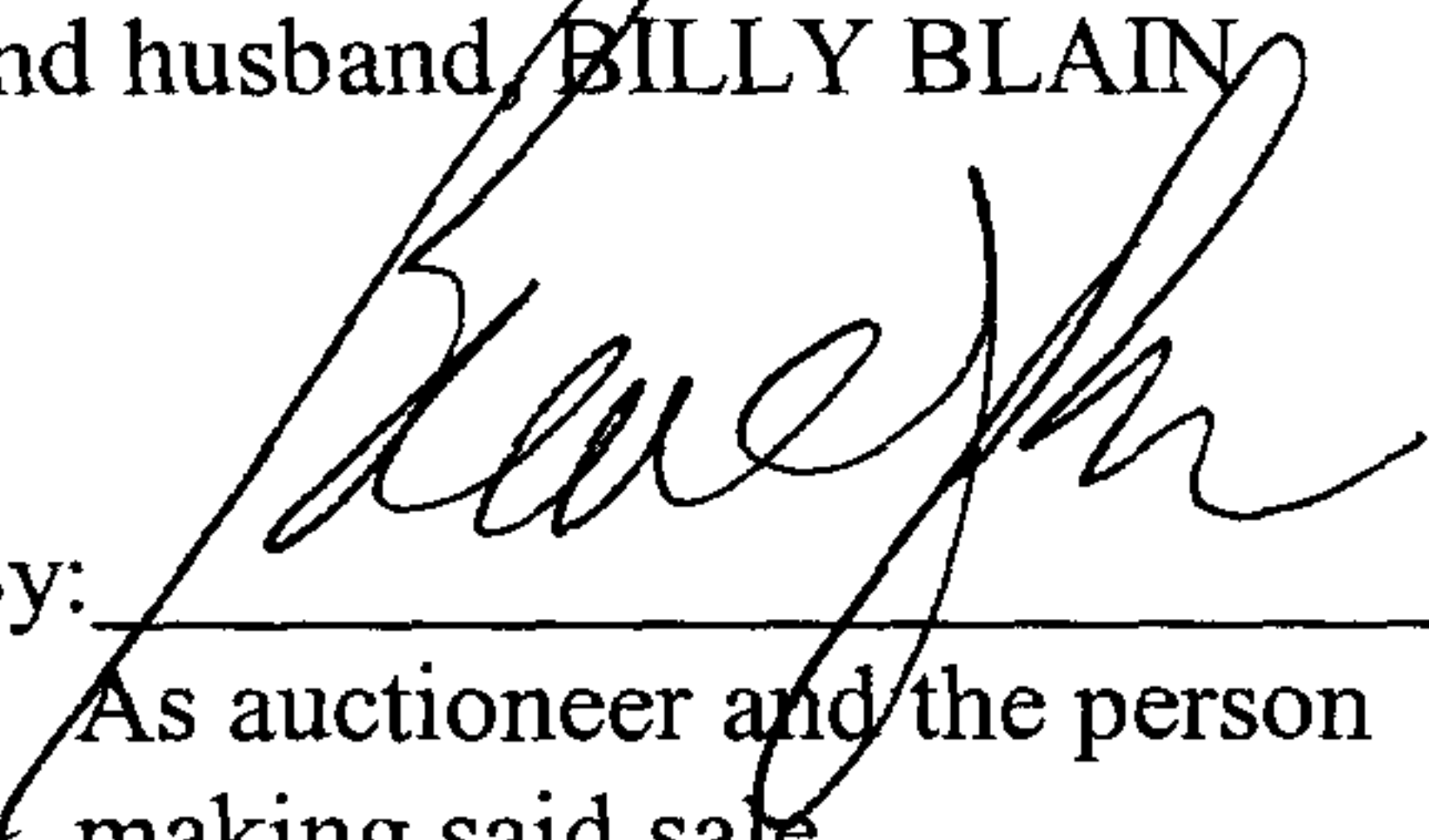


This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of 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.

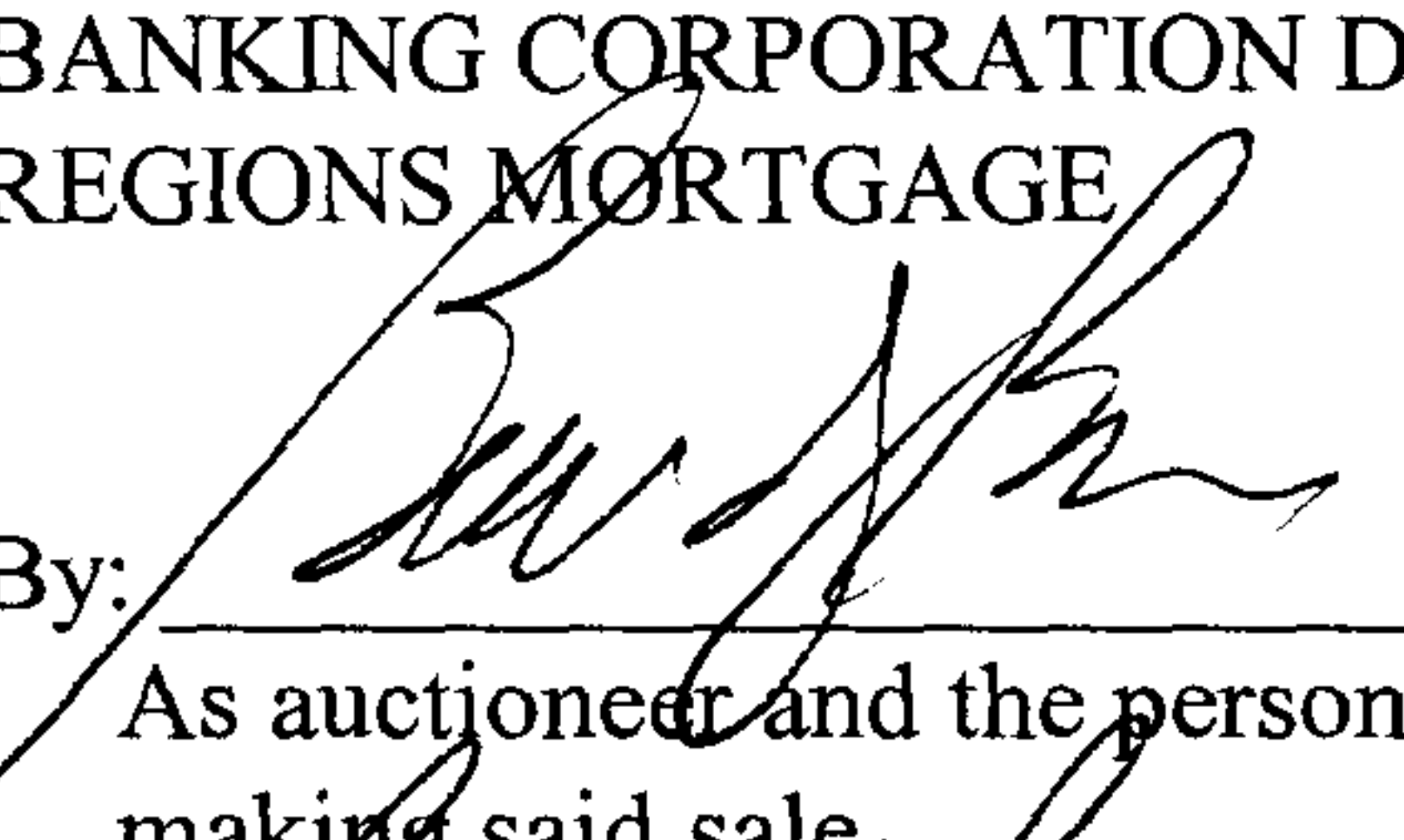
TO HAVE AND TO HOLD, the aforegranted property unto the said #, its successors and assigns forever.

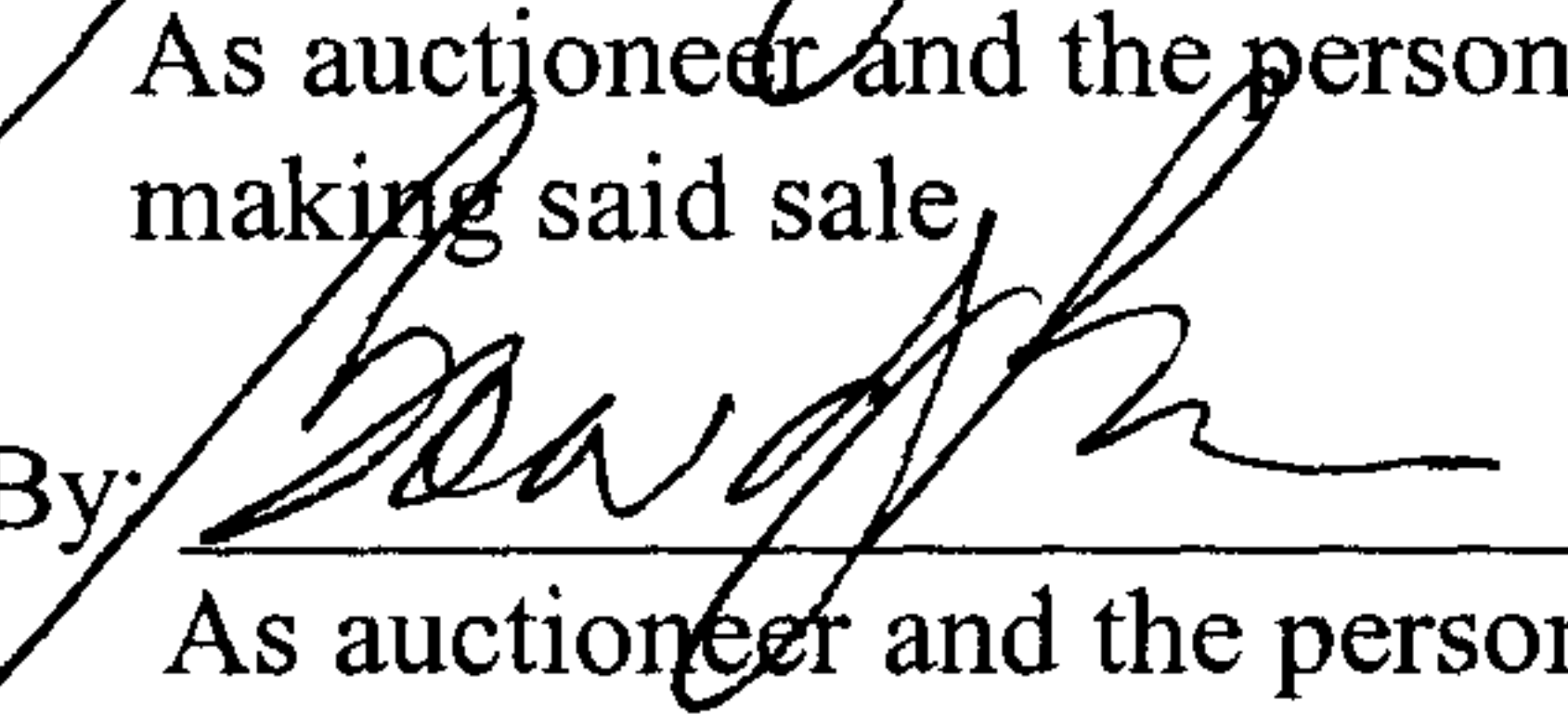
IN WITNESS WHEREOF, Sonne' B. Blain and Billy Blain, by Bowdy J. Brown, the person making said sale, Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as Mortgagee, by Bowdy J. Brown, as auctioneer and the person making said sale, and Bowdy J. Brown, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 29<sup>th</sup> day of January, 2004.

SONNE' B. BLAIN,  
and husband, BILLY BLAIN

By:   
As auctioneer and the person  
making said sale

REGIONS BANK, AN ALABAMA  
BANKING CORPORATION D/B/A  
REGIONS MORTGAGE

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 29<sup>th</sup> day of January, 2004.

  
Notary Public  
My Commission Expires 09/01/06

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.: 1004-5747  
Loan No.: 4341095