

2005022500091600 Pg 1/2 16.00
Shelby Cnty Judge of Probate, AL
02/25/2005 13:41:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

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 Regions Mortgage, 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, 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., as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, after having given said notice, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as Mortgagee, on the 22nd day of February, 2005 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 Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as Mortgagee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Three Thousand Eight Hundred Thirteen and 64/100 Dollars (\$103,813.64).

NOW, THEREFORE, Roy E. Brown, Melanie A. Taylor and Eve C. Lesueur, by James H. Greer, the auctioneer making said sale, and James H. Greer, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Three Thousand Eight Hundred Thirteen and 64/100 Dollars (\$103,813.64), applied by Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 25, according to the Amended Map and Survey of The Meadows, Plat 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, 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, Roy E. Brown, Melanie A. Taylor and Eve C. Lesueur, by James H. Greer, the person making said sale, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, by James H. Greer, as auctioneer and the person making said sale, and James H. Greer, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 22nd day of February, 2005.

ROY E. BROWN,
MELANIE A. TAYLOR,
and EVE C. LESUEUR

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

By: James H. Greer
As auctioneer and the person making
said sale

By: James H. Greer
As auctioneer and the person making
said sale

By: James H. Greer
As auctioneer and the person making
said sale

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James H. Greer, 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 22nd day of February, 2005.

Homel D. Butler
Notary Public
My commission expires: 10/23/08

(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\BrownR\gcd
Our File No.: 1004-6662
Loan No.: 5860879 -2-

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

FOR AD VALOREM TAX PURPOSES: Regions Bank d/b/a Regions Mortgage, Tax Department, 1900 Charles Bryan, Cordova, TN 38016