20050427000201190 1/2 $17.00
Shelby Cnty Judge of Probate,AL
04/27/2005 01:12:31PM FILED/CERT

The Mortgage Foreclosure Deed filed of record on March 18, 2005 under Instrument Number 20050318000124890 in the Office of the Judge of Probate of Shelby County, Alabama contains a typographical error in paragraph six (6) regarding the date of the foreclosure sale. In paragraph six (6) of said aforementioned deed, the deed incorrectly states the date of the foreclosure sale as February 8, 2005. The purpose of this Corrective Mortgage Foreclosure Deed is to correct the typographical error in paragraph six (6) to reflect the correct date of foreclosure as 8th day of March, 2005.

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, July 11, 1997, to-wit, Tim E. Darby and wife, Molly A. Darby, executed and delivered to Liberty Mortgage Corporation, a mortgage conveying to Liberty Mortgage 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 Number 1997/21970; said Mortgage having been duly transferred and assigned by Liberty Mortgage Corporation to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage date July 11, 1997 and recorded in Instrument #1997-27000 in said Probate Office; said Mortgage having been further transferred and assigned by Alabama Housing Finance Authority to Regions Mortgage, Inc. by virtue of that certain Instrument dated July 22, 1997 and recorded in Instrument #1997-32875 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 Liberty Mortgage 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 Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, 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 Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as successor by merger with Regions Mortgage, Inc., as Assignee, 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 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 February 2, 2005, February 9, 2005 and February 16, 2005, 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 March 8, 2005; and

WHEREAS, after having given said notice, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as Assignee, on the 8th day of March, 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 Assignee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Two Thousand Eight Hundred Sixty-Five and 91/100 Dollars ($102,865.91).

NOW, THEREFORE, Tim E. Darby and Molly A. Darby, 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 Two Thousand Eight Hundred Sixty-Five and 91/100 Dollars ($102,865.91), applied by Regions Bank, an Alabama banking corporation d/b/a Regions Mortgage, as Assignee, 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:

20050427000201190 2/2 $17.00
Shelby Cnty Judge of Probate, AL
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Lot 10, in Block 1, according to the Map of Southwind, First Sector, as recorded in Map Book 6, Page 72, 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, Tim E. Darby and Molly A. Darby, 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 8th day of March, 2005.

TIM E. DARBY,
and wife, MOLLY A. DARBY

By: James H. Greer
As auctioneer and 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

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

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

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 8th day of March, 2005.

Notary Public
My commission expires: 10/23/08

(SEAL)

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

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\DarbyT\fcd
Our File No.: 1004-6771
Loan No.:4919973 -2-

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