20060110000017160 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/10/2006 02:13:41PM FILED/CERT

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That SHEILA SCOTT GARRETT and THOMAS GREGG GARRETT, wife and husband, did, on to-wit, August 31st, 1999, execute a mortgage to AMERICAPITAL FUNDING CORP., which mortgage is recorded in Instrument 1999-42780, and corrected and re-recorded in Instrument No. 2000-39542, et seq., in the Office of the Judge of Probate of SHELBY County, Alabama; said mortgage being assigned to UNION PLANTERS PMAC, INC., now REGIONS BANK by instrument recorded in Inst. # 1999-42781 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said REGIONS BANK did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of December 21 and 28, 2005; and January 4, 2006; and

WHEREAS, on January 10th, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and REGIONS BANK did offer for sale and did sell at public outcry, in front of the courthouse door of SHELBY County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said REGIONS BANK in the amount of THIRTY EIGHT THOUSAND SIXTEEN and 92/100ths ($38,016.92) DOLLARS, which sum the said REGIONS BANK offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said REGIONS BANK; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of THIRTY EIGHT THOUSAND SIXTEEN and 92/100ths ($38,016.92) DOLLARS, on the indebtedness secured by said mortgage, the said SHEILA SCOTT GARRETT and THOMAS GREGG GARRETT, acting by and through the said REGIONS BANK by Michael T. Atchison, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said REGIONS BANK by Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto REGIONS BANK, the following described real estate situated in SHELBY County, Alabama, to-wit:

Commence at the Northeast Corner of the NE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 2 East; thence run West along the North line of said 40 a distance of 545.75 feet to the East line of the right of way line of Alabama State Highway 25; thence run Southwesterly along the East right of way line of said highway a distance of 1,057.33 feet, more or less, to the point of beginning of the lot herein conveyed, thence turn an angle of 107 degrees 25 minutes left and run a distance of 150 feet to a point; thence turn an angle of 75 degrees 65 minutes right and run a distance of 187 feet, more or less, to the south line of the Grantor's property (Phillip Ray Wood and wife, Teri Wood); thence turn an angle of 100 degrees 30 minutes right and run a distance of 150 feet to a point on the East right of way of said highway; thence turn an angle of 72 degrees 9 minutes to the right and run along the East right of way line of said highway a distance of 190 feet to the point of beginning. Said parcel is situated in the NE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama,

Mike Atchison

TO HAVE AND TO HOLD THE above-described property unto the said REGIONS BANK forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said REGIONS BANK has caused this instrument to be executed by Michael T. Atchison as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Michael T. Atchison has executed this instrument in his/her capacity as such auctioneer on this the 10th day of January, 2006.

SHEILA SCOTT GARRETT and THOMAS GREGG GARRETT
Mortgagors

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By: REGIONS BANK
Mortgagee or Transferee of Mortgagee

By: _____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

REGIONS BANK
Mortgagee or Transferee of Mortgagee

By: _____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

_____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2006.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/16/08

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
P.O. Box 18001
Hattiesburg, MS 39404