20060215000076280 1/2 $16.00
Shelby Cnty Judge of Probate,AL
02/15/2006 01:42:06PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, March 4, 2004, to-wit, Kimberly K. Spruiell and husband , Blake S. Spruiell, executed and delivered to Hamilton Mortgage Corporation, a mortgage conveying to Hamilton 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 20040407000178600; said Mortgage was duly transferred and assigned by Hamilton Mortgage Corporation to Regions Mortgage by virtue of that certain Assignment of Mortgage dated March 4, 2004 and recorded in said Probate Office under Instrument Number 20040407000178610; 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 Hamilton 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 January 18, 2006, January 25, 2006 and February 1, 2006, 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 February 14, 2006; and

WHEREAS, after having given said notice, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, as Assignee, on the 14th day of February, 2006 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 Two Hundred Sixty-Six Thousand Three Hundred Eighty-Eight and 22/100 Dollars ($266,388.22).

NOW, THEREFORE, Kimberly K. Spruiell and Blake S. Spruiell, by Dan Head, the auctioneer making said sale, and Dan Head, as said auctioneer, for and in consideration of the premises and the sum of Two Hundred Sixty-Six Thousand Three Hundred Eighty-Eight and 22/100 Dollars ($266,388.22), 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:

Lot 30, according to the Survey of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 19 Page 18, 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.

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IN WITNESS WHEREOF, Kimberly K. Spruiell and Blake S. Spruiell, by Dan Head, the person making said sale, Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, by Dan Head, as auctioneer and the person making said sale, and Dan Head as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 14th day of February, 2006.

KIMBERLY K. SPRUIELL,
and husband , BLAKE S. SPRUIELL

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 SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Dan Head,** 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 14th day of February, 2006.

Stephanie Glass
Notary Public
My commission expires: 2-4-07

(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\SpruiellK\fcd
Our File No.: 1004-6965
Loan No.: 90405556

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