20061006000496660 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/06/2006 10:41:19AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, October 28, 2002, to wit, R. Eric Daniels, an unmarried man, executed and delivered to Regions Mortgage, Inc., a mortgage conveying to Regions Mortgage, 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, under Instrument Number 20021210000619930; 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 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, 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 name of the Mortgagor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Bank 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, Regions Bank 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 August 16, 2006, August 23, 2006 and August 30, 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 September 28, 2006; and

WHEREAS, after having given said notice, Regions Bank d/b/a Regions Mortgage, as Assignee , on the 28th day of September, 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 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 Eighty One Thousand Seven Hundred Fifty and No/100 Dollars ($81,750.00).

NOW, THEREFORE, R. Eric Daniels, by Vicki N. Smith, the auctioneer making said sale, and Vicki N. Smith, as said auctioneer, for and in consideration of the premises and the sum of Eighty One Thousand Seven Hundred Fifty and No/100 Dollars ($81,750.00), applied by Regions Bank 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 d/b/a Regions Mortgage, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

> Unit "D", Building 6, Phase II of Chandalar South Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction along the East line of said 1/4-1/4 section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet, thence 32 degrees 43 minutes 15 seconds left, in a Southeasterly direction, a distance of 115.2 feet; thence 90 degrees right in a Southwesterly direction a distance of 12.93 feet to the SE corner of said Unit "D" and the point of beginning; thence 101 degrees 42 minutes 15 seconds right, in a Northwesterly direction along the outside face of the Northeasterly wall and wood fence of said Unit "D", a distance of 58.15 feet to the corner of said wood fence; thence 90 degrees left, in a Southwesterly direction along the outside face of a wood fence that extends across the backs of Units "A", 'B", "C" and "D", a distance of 9.4 feet to the SE corner of a storage building; thence

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90 degrees right, in a Northwesterly direction along the Northeast outside wall of said storage building, a distance of 4.1 feet to the NE corner of said storage building; thence 90 degrees left, in a Southwesterly direction along the Northwest outside wall of said storage building, a distance of 6.0 feet to the NW corner of said storage building; thence 90 degrees left, in a Southeasterly direction along the Southwest outside wall of said storage building, a distance of 4.1 feet to a point on the outside face of said wood fence that extends across the backs of Units "A", "B", "C" and "D", thence 90 degrees right in a Southwesterly direction along the outside face of said wood fence, a distance of 8.1 feet to the centerline of a wood fence common to Units "C" and "D", thence 90 degrees left, in a Southeasterly direction along the center line of said wood fence and also the centerline of a party wall and wood fence common to Units "C" and "D", a distance of 67.7 feet to a point on the outside face of a wood fence that extends across the fronts of Units "A", "B", "C", and "D", thence 90 degrees left, in a Northeasterly direction along the outside face of said wood fence across the front of Unit "D", a distance of 23.5 feet to the corner of said wood fence; thence 90 degrees left, in a Northwesterly direction along the outside face of a wood fence on the Northeast side of Unit "D", a distance of 9.55 feet to the point of beginning, and recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Regions Bank 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, R. Eric Daniels by Vicki N. Smith, the person making said sale, Regions Bank d/b/a Regions Mortgage by Vicki N. Smith, as auctioneer and the person making said sale, and Vicki N. Smith, as auctioneer and the person making said sale, has caused this instrument to be executed on this, the 28th day of September, 2006.

R. ERIC DANIELS

By: Vicki N. Smith
As auctioneer and the person making said sale

REGIONS BANK D/B/A
REGIONS MORTGAGE

By: Vicki N. Smith
As auctioneer and the person making said sale

By: Vicki N. Smith
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 Vicki N. Smith, 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 28th day of September, 2006.

Honita P. Butler
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
7600-67 / Daniels / Loan #10042174

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