20070108000008330 1/2 $16.00
Shelby Cnty Judge of Probate,AL
01/08/2007 08:40:32AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 3, 2000, Samuel A. Logue and Kelley G. Logue, husband and wife, Mortgagors, executed a certain mortgage to Regions Bank dba AmSouth Bank, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama In **Instrument 2000-15099, and modified by Instrument 2002061/700028611.**

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank dba AmSouth Bank, as mortgagee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of December 6, 13 and 20, 2006; and

WHEREAS, on January 3, 2007, 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 the said Regions Bank dba AmSouth Bank, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Regions Bank dba AmSouth Bank in the amount of Two Hundred Eleven Thousand Five Hundred and 00/100 Dollars ($211,500.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank dba AmSouth Bank; and

WHEREAS, W. L. Longshore, Jr. conducted said sale on behalf of the said Regions Bank dba AmSouth Bank; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Two Hundred Eleven Thousand Five Hundred and 00/100 Dollars ($211,500.00), Samuel A. Logue and Kelley G. Logue, husband and wife, Mortgagors, by and through the said Regions Bank dba AmSouth Bank, as mortgagee, do grant, bargain, sell and convey unto the said Regions Bank dba AmSouth Bank, the following described real property situated in Shelby County, Alabama to-wit:

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28. TOWNSHIP 20 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID 1/4 - 1/4 SECTION RUN SOUTHERLY ALONG THE WEST BOUNDARY OF SAID 1/4 - 1/4 SECTION 338.51' TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED. THENCE TURN LEFT 88 DEGREES 46' 34" AND RUN EASTERLY 246.00' TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #17: THENCE TURN LEFT 100 DEGREES 31'55" AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 42.53' :THENCE RUN NORTHWESTERLY AND ALONG SAID RIGHT OF WAY A DISTANCE OF 109.97' ALONG A

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TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 2092.39 AND A CENTRAL ANGLE OF 03 DEGREES 00' 41": THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY AND TANGENT TO SAID CURVE 67.98': THENCE TURN LEFT 76 DEGREES 37' 12" AND RUN WESTERLY 203.98' TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY. ALABAMA.

TO HAVE AND TO HOLD, the above described property unto the said Regions Bank dba AmSouth Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Samuel A. Logue and Kelley G. Logue, husband and wife, Mortgagors, by the said Regions Bank dba AmSouth Bank, as mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 3rd day of January, 2007.

SAMUEL A. LOGUE
AND
KELLEY G. LOGUE,
HUSBAND AND WIFE,
Mortgagors

BY: Regions Bank dba AmSouth Bank,
As Mortgagee

By: W. L. Longshore, Jr.
W. L. Longshore, Jr.,
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Regions Bank dba AmSouth Bank, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of January, 2007.

Pearl Austin
NOTARY PUBLIC
My Commission Expires: 05/16/09

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

ADDRESS OF GRANTEE:
REGIONS BANK DBA AMSOUTH BANK
P. O. BOX 10063
BIRMINGHAM, AL 35202