

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS, That: WHEREAS, LISA W. STEARNS, an unmarried woman, executed and delivered that certain Mortgage dated March 21, 2003, to REGIONS BANK, (being hereinafter referred to as the "Mortgagee"), which Mortgage is recorded in Instrument No. 20030403000197720 in the Shelby County, Alabama, Probate Court Records (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and the Mortgage declared all of the indebtedness secured by the Mortgage due and payable; and, whereas such indebtedness currently remains due and unpaid; and

WHEREAS, the Mortgage provided that upon the happening of any default in the payment of the indebtedness secured thereby, the Mortgagee was vested with the right to sell the property described in the 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 such sale by publication once a week for three successive weeks prior to sale in a newspaper published in Shelby County, Alabama; and

WHEREAS, said notice was given by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 7, February 14 and February 21, 2007; and

WHEREAS, on February 28, 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, as published in said notice, the sale was postponed and such postponement was given by publication in the *The Shelby County Reporter* in its issue of March 7, 2007; and

WHEREAS, on March 14, 2007, the day on which the foreclosure sale was due to be held under the terms of said postponement notice, between the legal hours of sale, as published in said postponement notice, the sale was again postponed and such postponement was given by publication in the *The Shelby County Reporter* in its issue of March 21, 2007; and

WHEREAS, on March 28, 2007, the day on which the foreclosure sale was due to be held under the terms of the second postponement notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the Mortgagee offered for sale at public outcry in front of what is considered (for the purpose of foreclosure sales) the main entrance to the Shelby County, Alabama Courthouse, the property hereinafter described; and

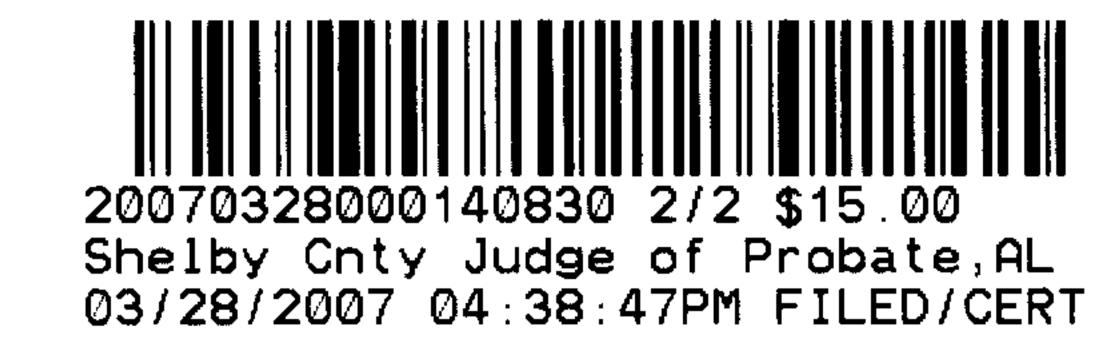
WHEREAS, the highest and best bid for cash obtained for the property described in the Mortgage was the Mortgagee's bid in the total amount of \$66,325.50, and said property was thereupon sold to the said Mortgagee.

NOW, THEREFORE, in consideration of the foregoing premises and the Mortgagee's bid of \$66,325.50, LISA W. STEARNS, acting by and through the Mortgagee, and the Mortgagee, by Vicki N. Smith, attorney for the Mortgagee, as the duly appointed auctioneer for the Mortgagee and as the person conducting said sale for the Mortgagee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Mortgagee, Regions Bank, and its successors and assigns, the following described real property situated in Shelby County, Alabama:

Lot 10, according to the Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights, tenements, privileges, easements and appurtenances thereunto belonging or in anywise appertaining, unto the said Mortgagee, in fee simple, forever; subject to, however, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and applicable federal law, and any and all liens for taxes.

IN WITNESS WHEREOF, the Mortgagee has caused this Instrument to be executed by Vicki N. Smith, as auctioneer and the person conducting said sale for the Mortgagee, and in witness



whereof, Vicki N. Smith, has executed this Instrument in his capacity as such auctioneer on the 28th day of March, 2007.

LISA W. STEARNS

By:

REGIONS BANK, Mortgagee

By:

VICKI N. SMITH, as auctioneer

and the person conducting said sale for the Mortgagee

REGIONS BANK, Mortgagee

Bv:

VICKI N. SMITH, as auctioneer

and the person conducting said sale for the Mortgagee

VICKI N. SMITH, as auctioneer

and the person conducting said sale for the Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Vicki N. Smith, whose name as auctioneer 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, she, in her capacity as such auctioneer and with full authority executed this Instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 28th day of March, 2007.

NOTARY PUBLIC

State of Alabama at Large

My Commission Expires: 1/14/08

Instrument prepared by:

RICK A. LA TRACE, ESQ. Johnstone, Adams, Bailey, Gordon and Harris, L.L.C. P. O. Box 1988
Mobile, Alabama 36633

GRANTEE'S ADDRESS:

2050 Parkway Office Circle Hoover, Alabama 35244

Mortgage Foreclosure Deed --Stearns--Shelby Cty (BANK) (349593). WPD