

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: September 7, 2001, Wendell D. Taylor and Marcia E. Taylor, husband and wife, Mortgagors, executed a certain mortgage to Regions Bank, as successor in interest to AmSouth Bank by merger, a corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2001-40992; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as successor in interest to AmSouth Bank by merger, 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, Clanton Alabama in its issues of January 31, February 7 and 14, 2007, said sale being continued to March 28, 2007, notice of continuation of sale being published in said newspaper on March 14, 2007; and

WHEREAS, on March 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, said foreclosure sale was duly and properly conducted, and the said Regions Bank, as successor in interest to AmSouth Bank by merger, 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

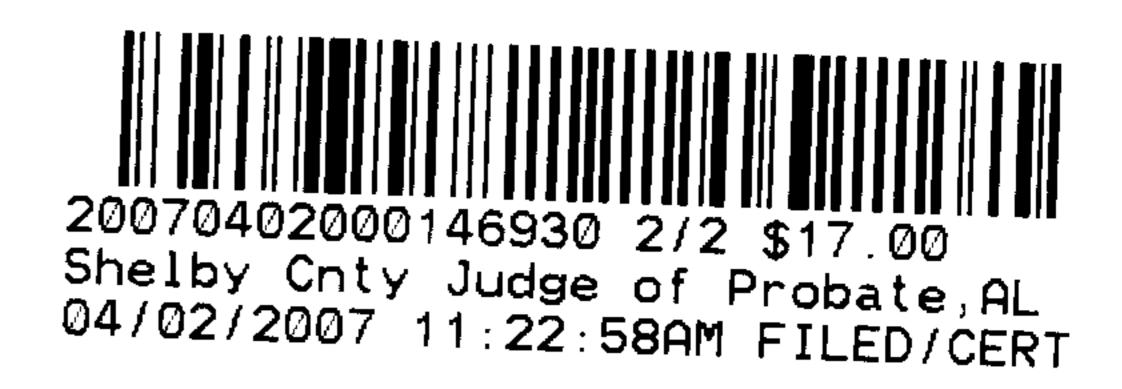
WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Regions Bank, as successor in interest to AmSouth Bank by merger, as Mortgagee in the amount of Thirty Four Thousand Seven Hundred Forty and 81/100 Dollars (\$34,740.81) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank, as successor in interest to AmSouth Bank by merger; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank, as successor in interest to AmSouth Bank by merger; 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 Thirty Four Thousand Seven Hundred Forty and 81/100 Dollars (\$34,740.81), Wendell D. Taylor and Marcia E. Taylor, husband and wife, Mortgagors, by and through the said Regions Bank, as successor in interest to AmSouth Bank by merger, as Mortgagee, do grant, bargain, sell and convey unto the said Regions Bank, as successor in interest to AmSouth Bank by merger, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

Lot 44, Block 1, according to the Survey of Southwind, 3rd Sector, as recorded in Map Book 7, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.



TO HAVE AND TO HOLD, the above described property unto the said Regions Bank, as successor in interest to AmSouth Bank by merger, 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 Wendell D. Taylor and Marcia E. Taylor, husband and wife Mortgagor, by the said Regions Bank, as successor in interest to AmSouth Bank by merger, as Mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 28th day of March, 2007.

WENDELL D. TAYLOR
AND
MARCIA E. TAYLOR
HUSBAND AND WIFE,
MORTGAGORS

BY: REGIONS BANK, AS SUCCESSOR IN INTEREST TO AMSOUTH BANK BY MERGER MORTGAGEE

W. L. Longshøre, III 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, III whose name as auctioneer for the said **Regions Bank, as successor in interest to AmSouth Bank by merger**, 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 28th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 07/10/2010

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III LONGSHORE, BUCK & LONGSHORE, P.C. 2009 Second Avenue North Birmingham, Alabama 35203

GRANTEE'S ADDRESS: REGIONS BANK P. O. BOX 10063 BIRMINGHAM, AL 35202-0063