

This deed is to correct the recording information that was listed in the prior deed.

STATE OF ALABAMA)	
		CORRECTIVE MORTGAGE
)	FORECLOSURE DEED
SHELBY COUNTY		

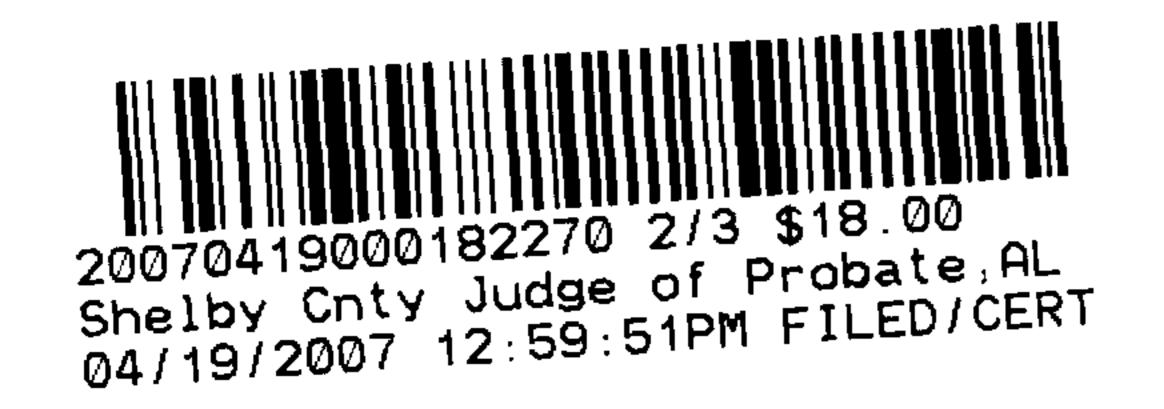
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit November 30, 2004, Morris E. Schiffman, executed a certain mortgage on property hereinafter described to AmSouth Bank n/k/a Regions Bank, which said mortgage is recorded as instrument number 20041220000692440, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Regions Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in the *Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of March 28, April 4 and April 11, 2007, WHEREAS, on the 16th day of April, 2007, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Regions Bank did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Regions Bank; and



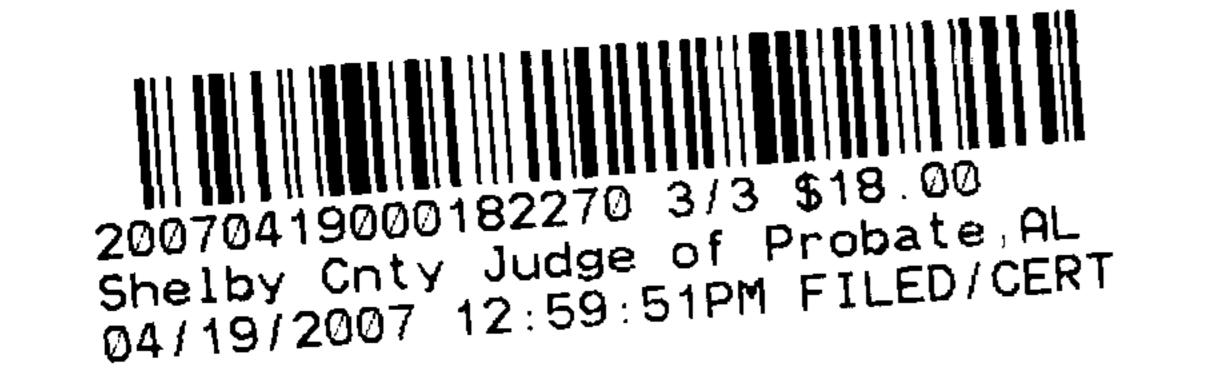
WHEREAS, Bobby R. Ellison was the highest bidder in the amount of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00) which sum of money Regions Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Bobby R. Ellison.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00), the said Morris E. Schiffman and Regions Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto Bobby R. Ellison, AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the northwest quarter of the northwest quarter of section 16, township 21 south, range 2 west, Shelby County, Alabama, and run thence south 89 degrees 11 minutes 21 seconds east along the south line of said quarter-quarter a distance of 195.58 feet to a point; thence run North 22 degrees 43 minutes 22 seconds east a distance of 50.43 feet to a rebar corner on the easterly margin of Camp Branch Road and the point of beginning of the property being described; thence run north 70 degrees 53 minutes 40 seconds east a distance of 36.16 feet to a rebar corner; thence run north 22 degrees 03 minutes 38 seconds east along the west edge of an existing driveway a distance of 239.21 feet to a rebar corner; thence run north 28 degrees, 10 minutes 41 seconds east a distance of 231.03 feet to a rebar corner; thence run north 02 degrees 56 minutes 11 seconds east a distance of 89.48 feet to a rebar corner; thence run north 89 degrees 35 minutes 52 seconds east a distance of 220.09 feet to a rebar corner; thence run south 00 degrees 44 minutes 03 seconds east a distance of 259.27 feet to a rebar corner; thence run south 81 degrees 35 minutes 27 seconds east a distance of 257.03 feet to a rebar corner; thence run south 04 degrees 14 minutes 44 seconds west a distance of 272.76 feet to a rebar corner; thence run south 04 degrees 04 minutes 44 seconds west a distance of 272.76 feet to a rebar corner on the northerly margin of camp branch circle; thence run south 89 degrees 32 minutes 53 seconds west a distance of 164.62 feet to the P.C. of a curve to the left having a radius of 270.0 feet; thence run westerly along the arc of said curve an arc distance of 75.70 feet to a rebar corner on the south line of same said quarterquarter section; thence run north 89 degrees 11 minutes 21 seconds west along said quarter-quarter line a distance of 426.37 feet to the P.C. of a curve to the right having a radius of 255.0 feet; thence run northwesterly along the arc of said curve an arc distance of 56.26 feet to the point of beginning

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Bobby R. Ellison and his 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 and the United States of America.

IN WITNESS WHEREOF, the said Morris E. Schiffman, and Regions Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 16th day of April, 2007.

MORRIS E. SCHIFFMAN

BY:

Burt W. Newsome Attorney-in-Fact

REGIONS BANK

BY:

Burt W. Newsome

as Attorney-In-Fact and Agent

BY:

Burt W. Newsome as the Auctioneer

and person making said sale

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Morris E. Schiffman, whose name as Attorney-in-Fact and agent for Regions Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIYEN under my hand and official seal this the 16th day of April, 2007.

Notary Public in and for

the State of Alabama at Large

My Commission Expires

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME

NEWSOME LAW, LLC ATTORNEYS AT LAW

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Birmingham, Alabama 35238

(205) 408-3024