

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: March 5, 2003, **Idella S. Ramsey and Ricky L. Ramsey, wife and husband**, Mortgagors, executed a certain mortgage to **Regions Bank, successor by merger to AmSouth Bank**, a corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in **Instrument 20030317000160340** and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Regions Bank, successor by merger to 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, Clanton Alabama in its issues of May 30, June 6 and 13, 2007; and

WHEREAS, on June 27, 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, successor by merger to 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, successor by merger to AmSouth Bank**, as Mortgagee in the amount of **Fifty Two Thousand and 00/100 Dollars (\$52,000.00)** 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, successor by merger to AmSouth Bank**; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said **Regions Bank, successor by merger to 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 **Fifty Two Thousand and 00/100 Dollars (\$52,000.00)**, **Idella S. Ramsey and Ricky L. Ramsey, wife and husband**, Mortgagors, by and through the said **Regions Bank, successor by merger to AmSouth Bank**, as Mortgagee, do grant, bargain, sell and convey unto the said **Regions Bank, successor by merger to AmSouth Bank**, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

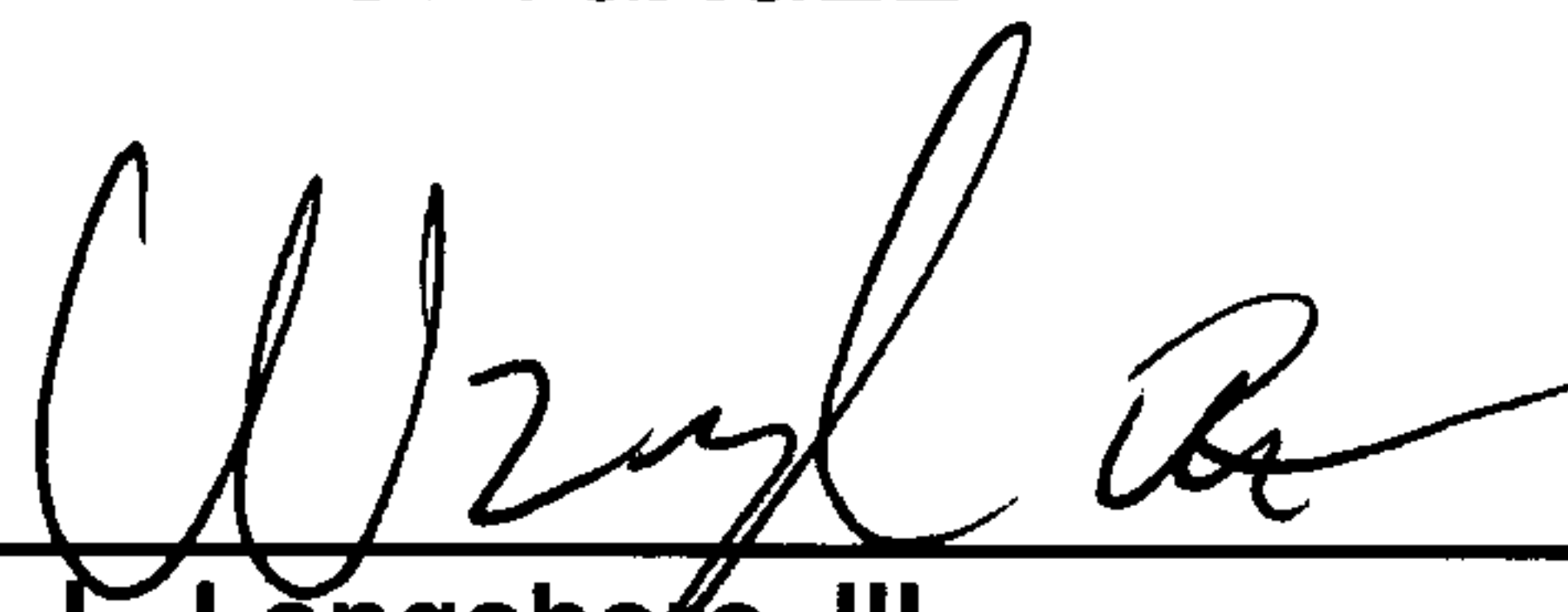
Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence run South along the East line of said 1/4-1/4 section 299.09 feet to a point on the southerly right of way line Shelby County Highway #400 (also known as boat launching road); thence turn 122 degrees 31 minutes 32 seconds right and run northwesterly along said right of way line 208.91 feet to the point of beginning of the following described parcel of land; thence turn 9 degrees 00 minutes 00 seconds right and run northwesterly along said right of way 102.27 feet; thence turn 109 degrees 47 minutes 45 seconds left and run southwesterly 165.76 feet; thence turn 70 degrees 18 minutes 18 seconds left and run southeasterly 84.93 feet; thence turn 103 degrees 52 minutes 53 seconds left and run 160.58 feet to the point of beginning. According to the survey of M. D. Arrington, Reg. No. 10888, dated October 30, 1995.

TO HAVE AND TO HOLD, the above described property unto the said **Regions Bank, successor by merger to 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 **Idella S. Ramsey and Ricky L. Ramsey, wife and husband**, Mortgagors, by the said **Regions Bank, successor by merger to AmSouth Bank**, as Mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 27th day of June, 2007.

**IDELLA S. RAMSEY
AND
RICKY L. RAMSEY,
WIFE AND HUSBAND,
MORTGAGORS**

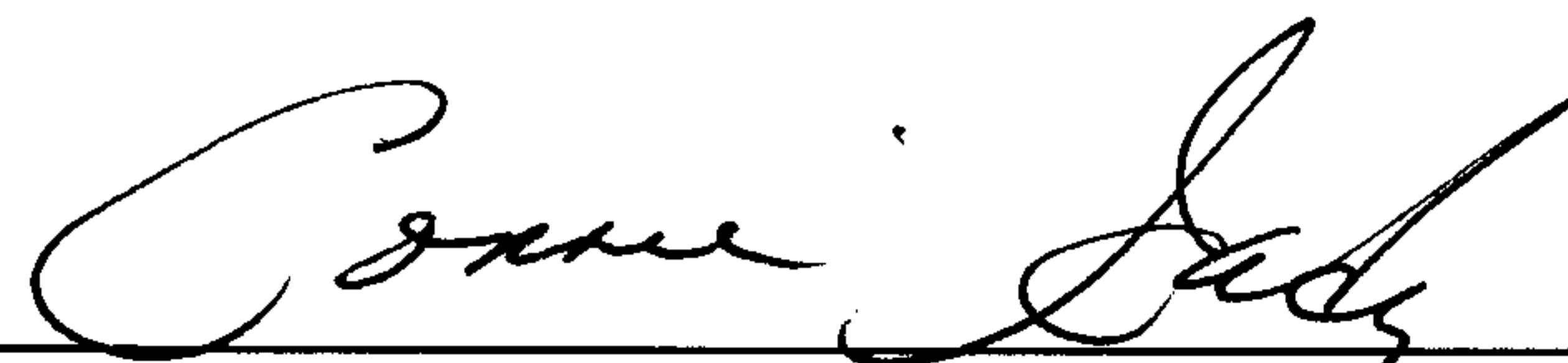
**BY: REGIONS BANK, SUCCESSOR BY
MERGER TO AMSOUTH BANK
MORTGAGEE**

By: 
W. L. Longshore, 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, successor by merger to 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 27th day of June, 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