

STATE OF ALABAMA

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MORTGAGE FORECLOSURE DEED

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit March 31, 2005, R. Ray Shirley Construction, Inc., executed a certain mortgage on property hereinafter described to Regions Bank, which said mortgage is recorded as Instrument # 20050603000271460, and a Modification dated June 2, 2005 and recorded as Instrument # 20060705000321380 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 May 30, June 6 and June 13, 2007, WHEREAS, on the 31st day of July 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, the said Regions Bank was the highest bidder in the amount of Two Hundred Twenty

Three Thousand Two Hundred Twenty Four and 00/100 (\$223,224.00) 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 Regions Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred Twenty Three Thousand Two Hundred Twenty Four and 00/100 (\$223,224.00), the said R. Ray Shirley Construction, Inc. 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 the said Regions Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of County Road 39 and County Road 335 Subdivision, as recorded in Map Book 25, Page 67, in the Probate Office of Shelby County, Alabama.

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.

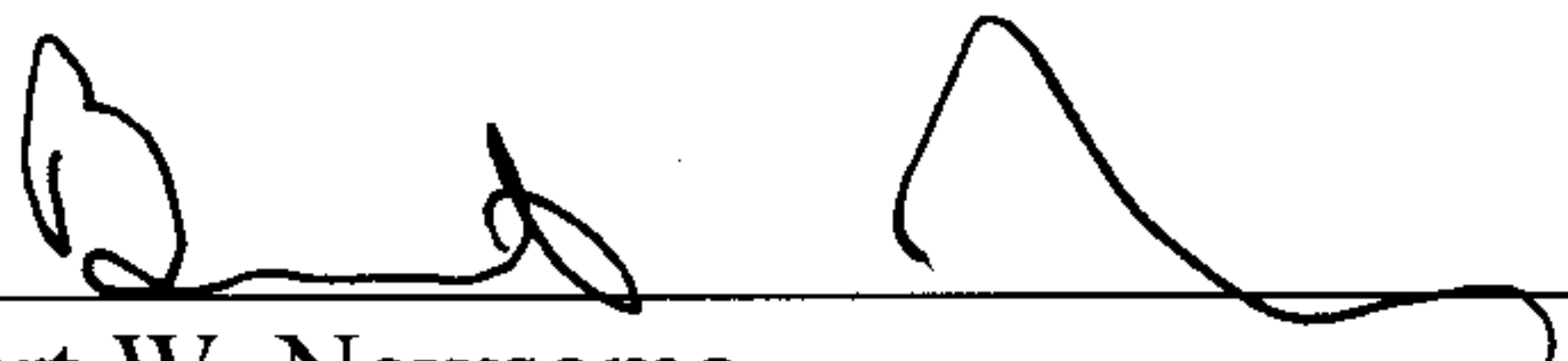
TO HAVE AND TO HOLD the above described property unto the said Regions Bank, /its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said R. Ray Shirley Construction, Inc. 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 31st day of July, 2007.

R. Ray Shirley Construction, Inc.

BY: 
Burt W. Newsome
Attorney-in-Fact

REGIONS BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

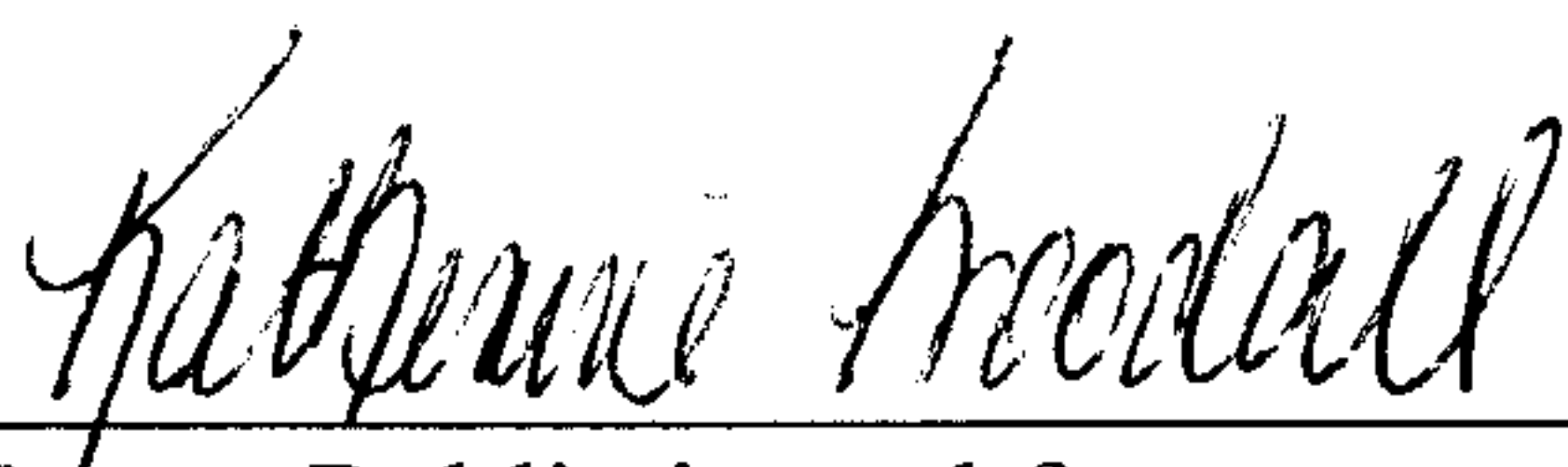
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

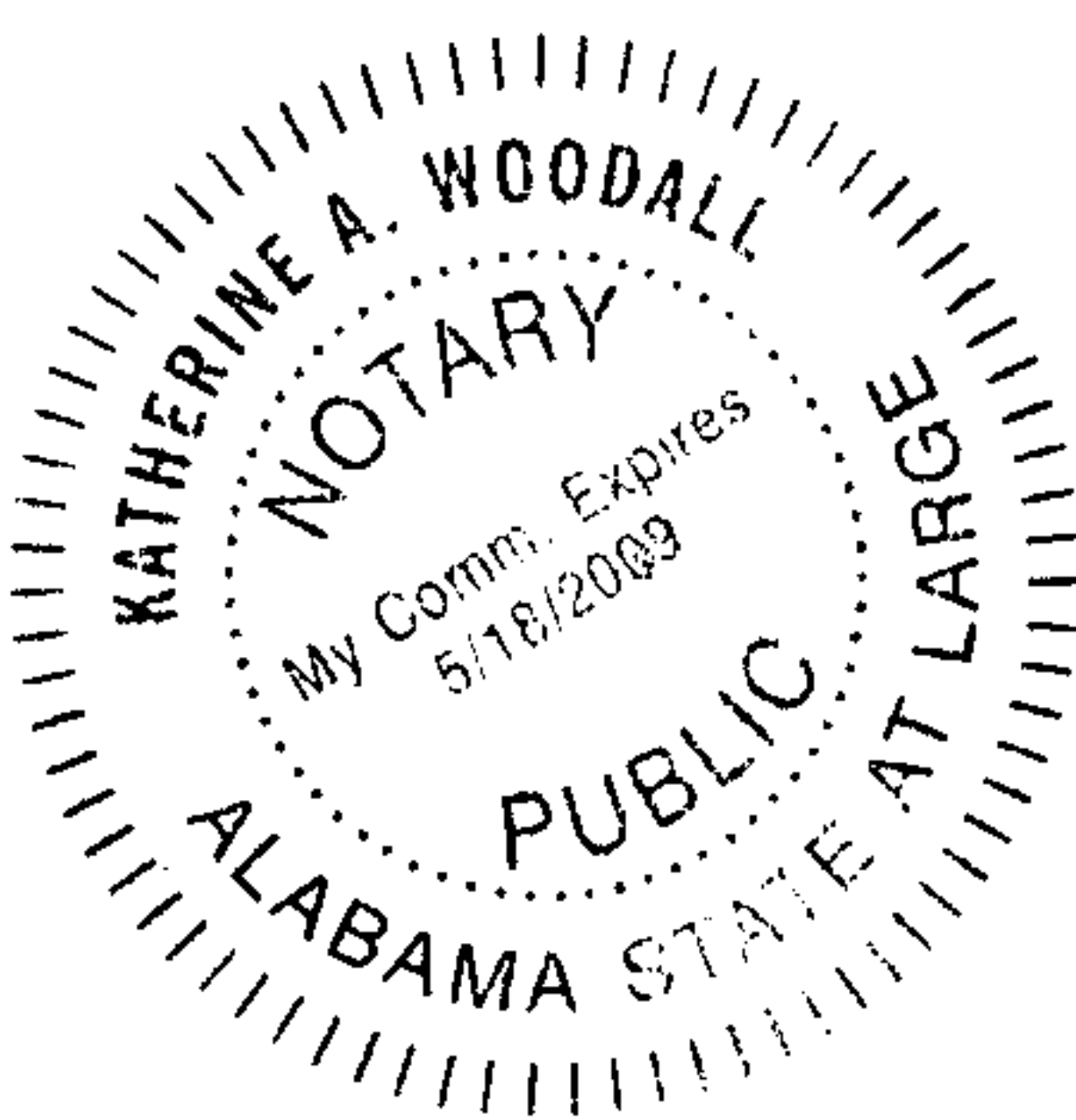
STATE OF ALABAMA

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 R. Ray Shirley Construction, Inc., 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.

GIVEN under my hand and official seal this the 31st day of July, 2007.

 My Commission Expires 5/18/2009
Notary Public in and for
the State of Alabama at Large



THIS INSTRUMENT PREPARED BY:
BURT W. NEWSOME
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