



20080117000023180 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/17/2008 10:29:37AM FILED/CERT

Send tax notice to:
Regions Bank
Special Asset Dept
c/o Mark Reiber
P.O. Box 11007
Birmingham, AL 35288

This instrument prepared by:
M. Leesa Booth
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203
(205) 521-8180

STATE OF ALABAMA)
:
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Vintage Homes LLC ("Mortgagor") executed that certain Mortgage dated January 8, 2007, in favor of Regions Bank, successor by merger to AmSouth Bank, recorded as Instrument Number 20070111000016670 in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgage"); and

WHEREAS, events of default have occurred under the Mortgage, and Regions Bank, successor by merger to AmSouth Bank, ("Mortgagee"), the current holder of the Mortgage, did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof and as required by law by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 26, 2007, January 2, 2008 and January 9, 2008; and

WHEREAS, on January 16, 2008, the day on which the foreclosure sale was to be held, according to said notice, beginning at 1:00 p.m., said foreclosure sale was duly and properly conducted, and the Mortgagee did offer for sale and did sell at public outcry, in front of the main door to the Courthouse of Shelby County, Alabama, the property described below (the "Property"); and

WHEREAS, the highest and best bid obtained for the Property was the bid of Regions Bank in the amount of One Hundred Fifty One Thousand, Nine Hundred Seventy Two and 00/100 Dollars (\$151,972.00), which sum was paid to the Mortgagee to be applied to the indebtedness secured by the Mortgage, and the Property was thereupon sold to the Mortgagee; and

WHEREAS, Chris L. Hawkins conducted said sale on behalf of the Mortgagee.

NOW, THEREFORE, in consideration of the premises and of the amount of One Hundred Fifty One Thousand, Nine Hundred Seventy Two and 00/100 Dollars (\$151,972.00),

the Mortgagee does hereby grant, bargain, sell, and convey unto Regions Bank the following described property situated in Shelby County, Alabama, to-wit:

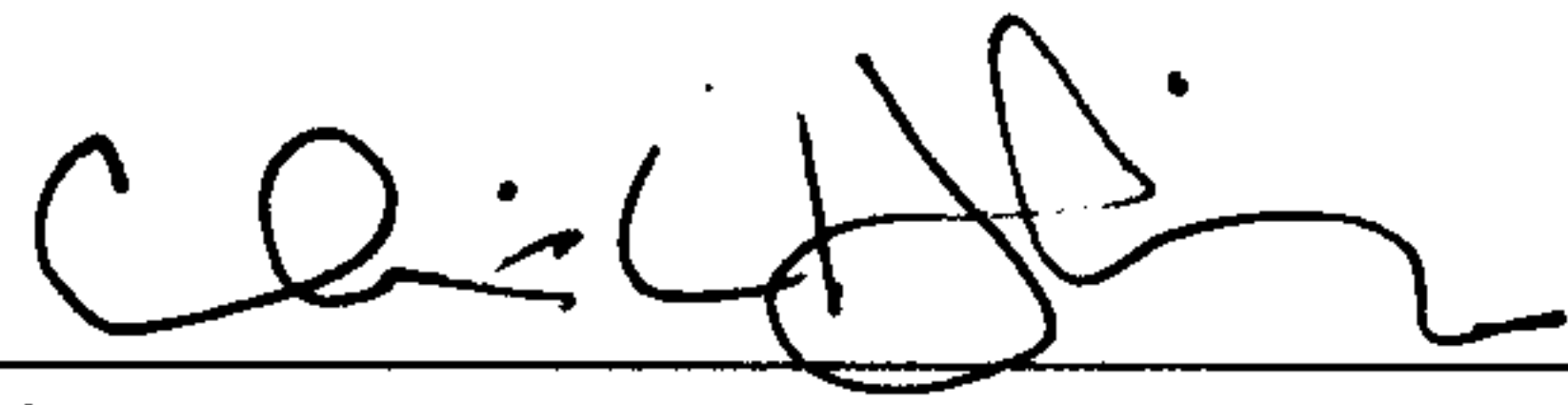
Lot 176 of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee forever; subject, however, to the statutory right of redemption in favor of those who may be entitled to redeem the Property as provided by the laws of the State of Alabama.

THE PROPERTY IS SOLD IN ITS "AS-IS" CONDITION, WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO ITS CONDITION OR THE TITLE THERETO.

IN WITNESS WHEREOF, the Mortgagee, by Chris L. Hawkins, as auctioneer conducting said sale, caused these presents to be executed on this the 16th day of January, 2008.

Regions Bank, successor by merger to AmSouth Bank.

By: 
Chris L. Hawkins, agent and auctioneer

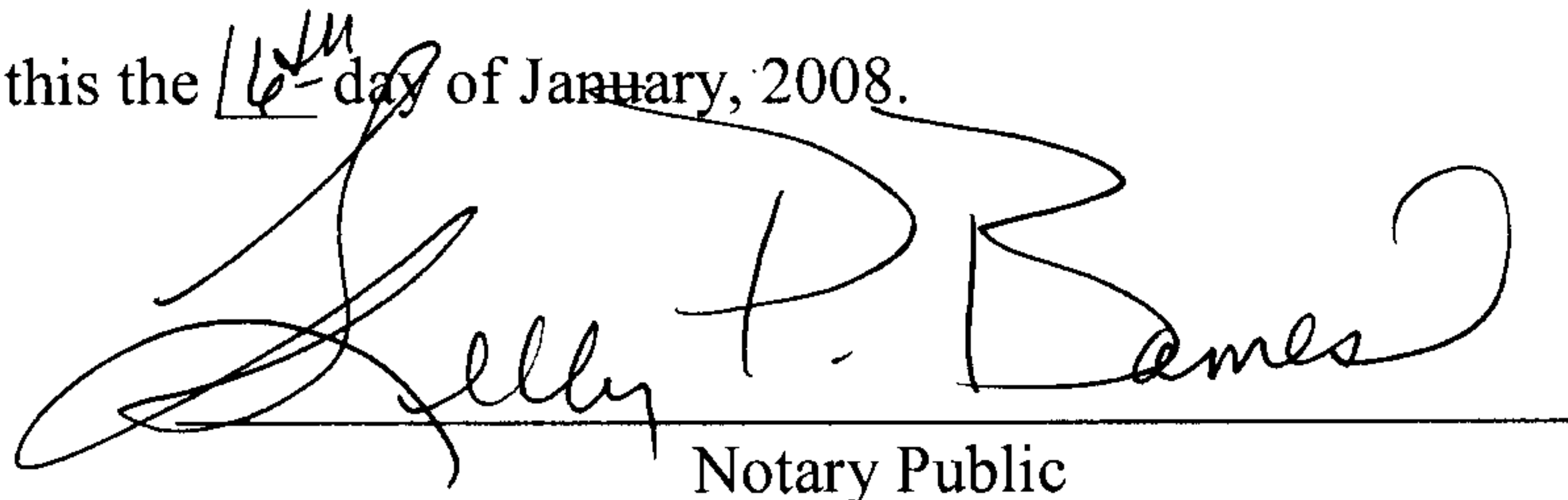
STATE OF ALABAMA

SHELBY COUNTY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that Chris L. Hawkins, whose name as auctioneer and agent for 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 the conveyance, s/he, in her capacity as such auctioneer and agent, and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this the 16th day of January, 2008.


Notary Public

[NOTARIAL SEAL]

My commission expires _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 24, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

