

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That THOMAS MERRILL SCHULTZ and CONNIE SCHULTZ, husband and wife, did, on to-wit, April 14, 2005, execute a mortgage to AmSouth Bank, now REGIONS BANK, successor by merger to AmSouth Bank, which mortgage is recorded in Instrument No. 20050422000193260, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; 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 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 13, 20 and 27, 2008; and

WHEREAS, on March 11, 2008, 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 REGIONS BANK, successor by merger to AmSouth Bank did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of REGIONS BANK, in the amount of SIX HUNDRED FIFTY TWO THOUSAND ONE HUNDRED EIGHTY EIGHT and 05/100ths (\$652,188.05) DOLLARS, which sum the said REGIONS BANK paid in cash, and said property was thereupon sold to the said REGIONS BANK; and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of the said payment in cash of SIX HUNDRED FIFTY TWO THOUSAND ONE HUNDRED EIGHTY EIGHT and 05/100ths (\$652,188.05) DOLLARS, the said THOMAS MERRILL SCHULTZ and CONNIE SCHULTZ, acting by and through the said REGIONS BANK, successor by merger to AmSouth Bank, by Aaron Thrasher, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said REGIONS BANK, successor by merger to AmSouth Bank, by Aaron Thrasher, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Thrasher, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto REGIONS BANK the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1801, according to the Map of Highland Lakes, 18th Sector, Phase I, and Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase 1, recorded in Instrument No. 2000-15021, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD THE above-described property unto the said REGIONS BANK forever; subject, however, to all rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is made subject to unpaid taxes and assessments, if any and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said REGIONS BANK, successor by merger to AmSouth Bank has caused this instrument to be executed by Aaron Thrasher, as auctioneer and the person conducting said sale for the

Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Thrasher has executed this instrument in his/her capacity as such auctioneer on this the 11th day of March, 2008.

THOMAS MERRILL SCHULTZ and CONNIE SCHULTZ
Mortgagors

By: REGIONS BANK, successor by merger to AmSouth
Bank
Mortgagee or Transferee of Mortgagee

By: Aaron Thrasher

As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

REGIONS BANK, successor by merger to AmSouth Bank
Mortgagee or Transferee of Mortgagee

By: Aaron Thrasher

As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Aaron Thrasher

As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Thrasher, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2008.

Murray Bates

NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES 07-27-2011

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
2050 Parkway Office Circle
Hoover, AL 35244



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Shelby Cnty Judge of Probate, AL
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