

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, J. Elliot Corporation (the "Grantor" or "Mortgagor") executed that certain Mortgage to AmSouth Bank that was subsequently acquired by Regions Bank (herein referred to as "Grantee" or "Mortgagee") as successor in interest to AmSouth Bank, dated May 5, 2006, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20060523000244230 on May 23, 2006 (the "Mortgage"); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Regions 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. Regular Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of April 16, 2008, April 23, 2008, and April 30, 2008 and,

WHEREAS, on May 12, 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 did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County Courthouse located at Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Regions in the amount of \$269,835.00 which sum [X] was offered to be credited on the indebtedness secured by said Mortgage, or [] the said purchaser paid in cash, and said property was thereupon sold to Regions; and

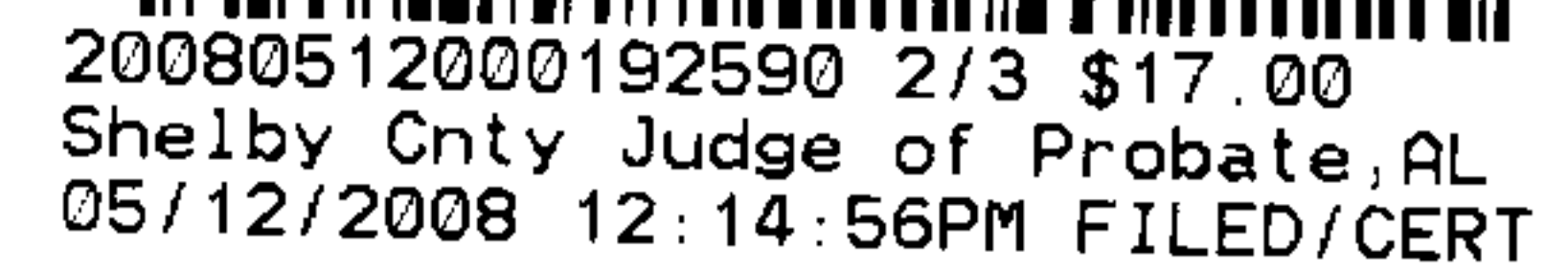
WHEREAS, Clark A. Cooper conducted the sale on behalf of Regions; and,

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 [X] the credit of \$269,835.00 or [] said payment of cash in the amount of \$ _____, J. Elliot Corporation, Mortgagor, by and through Regions, does grant, bargain, sell and convey unto Regions, the real property situated in Shelby County, Alabama described in the attached Exhibit "A."

TO HAVE AND TO HOLD, the above described property unto Regions, its/his/her 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, J. Elliot Corporation, Mortgagor, by Regions, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 12th day of May 2008.



By: ~~Regions Bank~~

By:

STATE OF ALABAMA)
COUNTY OF SHELBY)

Given under my hand and official seal this the 12th day of May 2008.

Kelly B. Mullin
NOTARY PUBLIC Kelly B. Mullin
My Commission Expires: Notary Public State At Large
Commission Expires
June 28, 2009

Clark A. Cooper
Bradley R. Hightower
Christian & Small, LLP
505 20th Street North
Suite 1800
Birmingham, Alabama 35203

Regions Bank
417 North 20th Street
16th Floor
Birmingham, Alabama 35203

20080512000192590 3/3 \$17.00
Shelby Cnty Judge of Probate, AL
05/12/2008 12:14:56PM FILED/CERT

Exhibit A

Lots 8, 17, 31 and 32, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A & B, in the Probate Office of SHELBY County, ALABAMA.