


This instrument prepared by:
Brian R. Walding, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203-2618

Send tax notice to:
CLAYTON ENTERPRISE, LLC
P.O. Box 602
Helena, Alabama 35080

FORECLOSURE DEED


20080725000300010 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/25/2008 10:10:09AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 12, 2007, Tanglewood Corporation, mortgagor, executed a certain mortgage to Regions Bank which said mortgage is recorded at Instrument # 20070418000179310 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 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 the foreclosure of said mortgage, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of June 25, July 2 & 9, 2008; and,

WHEREAS, on July 17, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Regions Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Clayton Enterprise, LLC in the amount of Eighteen

Thousand and 00/100 Dollars (\$18,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Clayton Enterprise, LLC; and,

WHEREAS, Brian R. Walding, agent and attorney-in-fact for Regions Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Eighteen Thousand and 00/100 Dollars (\$18,000.00), Tanglewood Corporation, mortgagor, by and through the said Brian R. Walding, agent and attorney-in-fact for Regions Bank, does grant, bargain, sell and convey unto the Clayton Enterprise, LLC, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF THE RESERVE AT
TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND
D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LOTS 9A AND 11A ACCORDING THE SURVEY OF RESURVEY OF LOTS
9, 10 AND 11 THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP
BOOK 35, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

LESS AND EXCEPT:

LOT 7, ACCORDING TO THE SURVEY OF THE RESERVE AT
TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND
D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LOT 11A ACCORDING THE SURVEY OF RESURVEY OF LOTS 9, 10 AND
11 THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 35,
PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of
record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto Clayton Enterprise, LLC,
its successors and assigns forever; subject, however, to the statutory right of redemption on the
part of those entitled to redeem.

IN WITNESS WHEREOF, the said Regions Bank, by Brian R. Walding, agent and
attorney-in-fact for Regions Bank, as auctioneer conducting said sale, has caused these presents
to be executed on this, the 18th day of July, 2008.

BY: Brian R. Walding
Brian R. Walding, agent and attorney-in-fact for
Regions Bank, as Auctioneer

Brian R. Walding
Brian R. Walding, as Auctioneer conducting
said sale

THE STATE OF ALABAMA)

JEFFERSON COUNTY)

Shelby County, AL 07/25/2008
State of Alabama

Deed Tax: \$18.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Brian R. Walding, whose name as agent and attorney-in-fact for Regions Bank, as
auctioneer conducting said sale, 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 18th day of July, 2008.

Teresa S. Adams
Notary

MY COMMISSION EXPIRES 01-13-2010

