

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:

Douglas V. & Phyllis H. Black
939 Timberline Circle
Calera, Alabama 35040

FORECLOSURE DEED

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 # 20070418000179330 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 Douglas V. and Phyllis H. Black, husband and wife, in



20080821000336940 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
08/21/2008 11:21:09AM FILED/CERT

the amount of Seventeen Thousand Five Hundred Seventy-Two and 43/100 Dollars (\$17,572.43) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Douglas V. and Phyllis H. Black, husband and wife; 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 payment of Seventeen Thousand Five Hundred Seventy-Two and 43/100 Dollars (\$17,572.43), 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 Douglas V. and Phyllis H. Black, husband and wife, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 224 ACCORDING TO THE SURVEY OF THE RESERVE AT
TIMBERLINE PHASE 3, AS RECORDED IN MAP BOOK 38, PAGE 53, 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 the said Douglas V. and Phyllis H. Black, husband and wife, their 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 21st 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)

SHELBY COUNTY)

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 21st day of July, 2008.

Teresa S. Adams
Notary

MY COMMISSION EXPIRES 01-13-2010

