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Shelby Cnty Judge of Probate, AL
09/11/2008 03:06:21PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS, That: WHEREAS, SHANNON M. SIMMONS-LAKE and MICHAEL L. LAKE, husband and wife, executed and delivered that certain Mortgage dated April 7, 2000, to REGIONS BANK, (being hereinafter referred to as the "Mortgagee"), which Mortgage is recorded in Instrument No. 2000-15157 in the Shelby County, Alabama, Probate Court Records (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and the Mortgagee declared all of the indebtedness secured by the Mortgage due and payable; and, whereas such indebtedness currently remains due and unpaid; and

WHEREAS, the Mortgage provided that upon the happening of any default in the payment of the indebtedness secured thereby, the Mortgagee was vested with the right to sell the property described in the Mortgage, at public outcry, for cash, at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of such sale by publication once a week for three successive weeks prior to sale in a newspaper published in Shelby County, Alabama; and

WHEREAS, said notice was given by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 13, August 20 and August 27, 2008; and

WHEREAS, on September 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 the Mortgagee offered for sale at public outcry in front of what is considered (for the purpose of foreclosure sales) the main entrance to the Shelby County, Alabama Courthouse, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the Mortgage was the Mortgagee's bid in the total amount of \$58,930.67, and said property was thereupon sold to the said Mortgagee.

NOW, THEREFORE, in consideration of the foregoing premises and the Mortgagee's bid of \$58,930.67, SHANNON M. SIMMONS-LAKE and MICHAEL L. LAKE, acting by and through the Mortgagee, and the Mortgagee, by Vicki N. Smith, attorney for the Mortgagee, as the duly appointed auctioneer for the Mortgagee and as the person conducting said sale for the Mortgagee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Mortgagee, Regions Bank, and its successors and assigns, the following described real property situated in Shelby County, Alabama:

Lot 41, according to the survey of Kentwood, First Addition,
as recorded in Map Book 19, Page 75, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County,
Alabama.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights, tenements, privileges, easements and appurtenances thereunto belonging or in anywise appertaining, unto the said Mortgagee, in fee simple, forever; subject to, however, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and applicable federal law, and all liens for taxes.

IN WITNESS WHEREOF, the Mortgagee has caused this Instrument to be executed by Vicki N. Smith, as auctioneer and the person conducting said sale for the Mortgagee, and in witness whereof, Vicki N. Smith, has executed this Instrument in his capacity as such auctioneer on the 11th day of September, 2008.

SHANNON M. SIMMONS-LAKE AND
MICHAEL L. LAKE

By: REGIONS BANK, Mortgagee

By: Vicki N. Smith
VICKI N. SMITH, as auctioneer
and the person conducting said sale for the Mortgagee

REGIONS BANK, Mortgagee

By: Vicki N. Smith
VICKI N. SMITH, as auctioneer
and the person conducting said sale for the Mortgagee

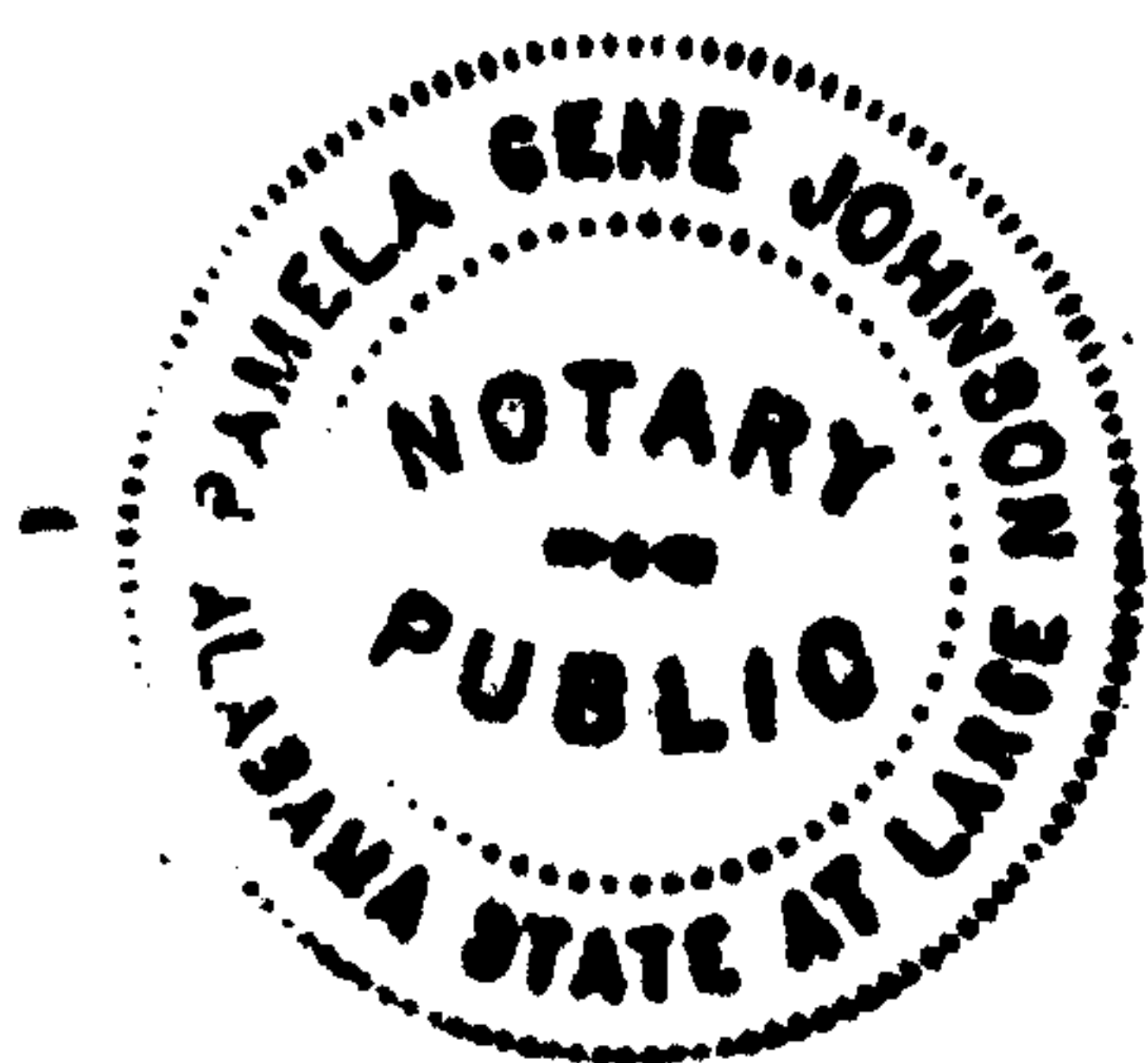
Vicki N. Smith
VICKI N. SMITH, as auctioneer
and the person conducting said sale for the Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Vicki N. Smith, whose name as auctioneer 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, she, in her capacity as such auctioneer and with full authority executed this Instrument voluntarily on the day that bears that same date.

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



Pamela Gene Johnson
NOTARY PUBLIC
State of Alabama at Large

My Commission Expires: 11/14/08

Instrument prepared by:

RICK A. LA TRACE, ESQ.
Johnstone, Adams, Bailey,
Gordon and Harris, L.L.C.
P. O. Box 1988
Mobile, Alabama 36633

GRANTEE'S ADDRESS:

2050 Parkway Office Circle
Hoover, Alabama 35244