

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

20081117000441600 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/17/2008 12:43:44PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That CLIFTON E. STRONG and VICKI C. STRONG, husband and wife, did, on to-wit, February 16, 2005, execute a mortgage to AmSouth Bank, now REGIONS BANK, successor by merger with AmSouth Bank, which mortgage is recorded in Instrument No. 20050221000081600, 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 with 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 October 1, 8 and 15, 2008; and

WHEREAS, on October 24, 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 with 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 TWO HUNDRED TWENTY NINE THOUSAND TWO HUNDRED EIGHTY THREE and 40/100ths (\$229,283.40) 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 TWO HUNDRED TWENTY NINE THOUSAND TWO HUNDRED EIGHTY THREE and 40/100ths (\$229,283.40) DOLLARS, the said CLIFTON E. STRONG and VICKI C. STRONG, acting by and through the said REGIONS BANK, successor by merger with AmSouth Bank, by Marcus Clark, 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 with AmSouth Bank, by Marcus Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Marcus Clark, 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:

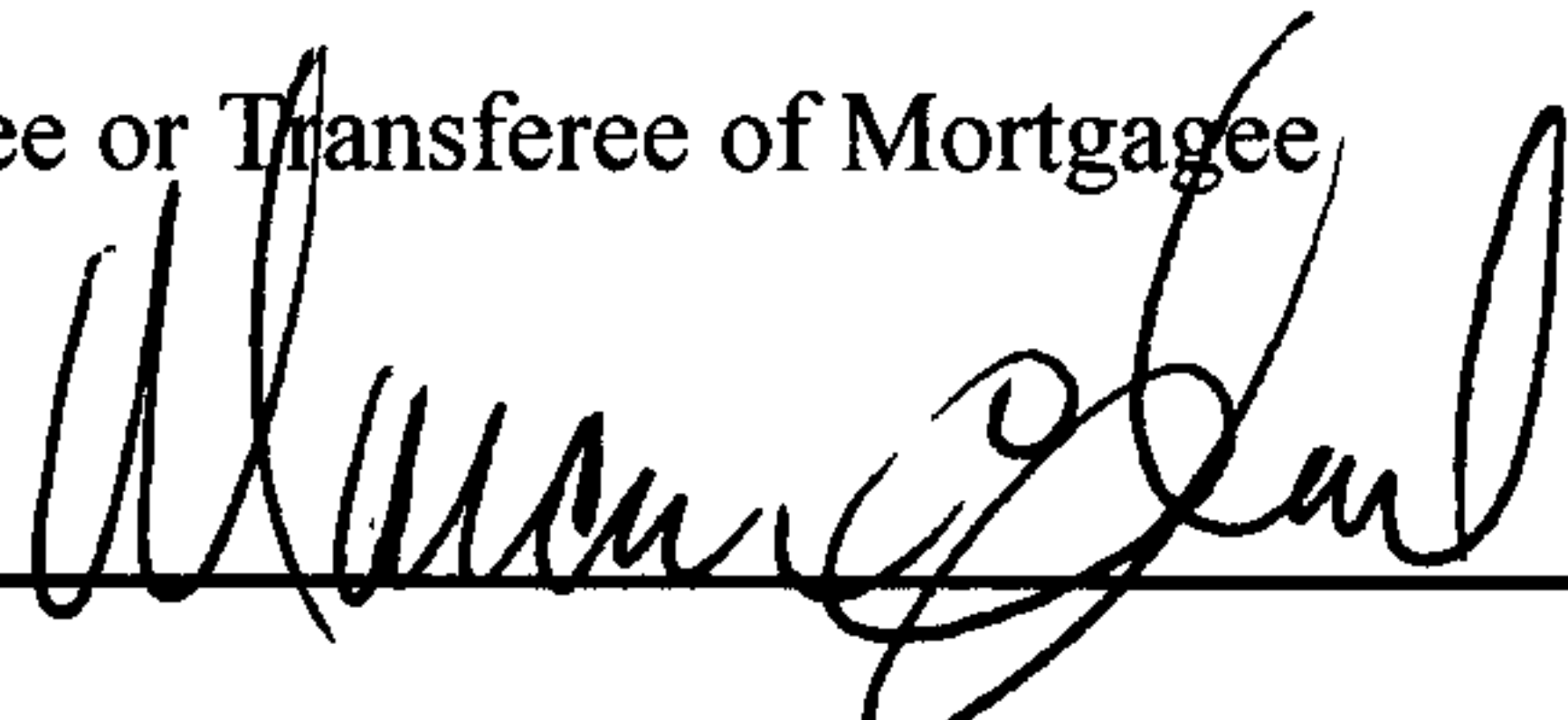
A parcel of land in the South half of the Southeast quarter of Section 12, Township 22 South, Range 3 West, more particularly described as follows: Commence at the Southeast corner of said Section 12, Township 22 South, Range 3 West and run thence West along the South line of Section 12 for 999.00 feet to the point of beginning; thence continue along last described course for 332.00 feet; thence turn right 87 degrees 29 minutes 12 seconds and run Northerly 769.52 feet to the center of a paved road; thence turn right 83 degrees 20 minutes 53 seconds and run Northeasterly along said road 161.77 feet; thence turn right 20 degrees 33 minutes 50 seconds and run Southeasterly along said road 141.88 feet; thence turn left 18 degrees 51 minutes 57 seconds and run Northeasterly along said road 33.39 feet; thence turn right 94 degrees 57 minutes 11 seconds and run Southerly leaving said road 771.59 feet to the point of beginning; being situated in Shelby County, Alabama. Also the right to use as a means of ingress and egress to and from the land hereby described, the present farm road running generally Southwesterly across the South half of the Southeast quarter of Section 12, Township 22 South, Range 3 West, which said road intersects the Calera-Montevallo dirt road; said centerline being more particularly described as follows: Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; run thence North 86 degrees 52 minutes 48 seconds West for 332.41 feet; run thence North 86 degrees 51 minutes 38 seconds West for 332.29 feet; run thence North 00 degrees 30 minutes 40 seconds East for 940.74 feet to the centerline on an existing field road and the point of beginning; run thence South 37 degrees 04 minutes 17 seconds West for 55.59 feet; run thence South 61 degrees 59 minutes 12 seconds West for 35.50 feet; run thence South 61 degrees 15 minutes 59 seconds West for 25.44 feet; run thence South 72 degrees 08 minutes 50 seconds West for 118.00 feet; run thence South 62 degrees 49 minutes 15 seconds West for 57.66 feet; thence South 75 degrees 42 minutes 24 seconds West for 28.25 feet; run thence South 61 degrees 28 minutes 25 seconds West for 69.42 feet; run thence North 82 degrees 07 minutes 44 seconds West for 89.91 feet; run thence North 75 degrees 27 minutes 20 seconds West for 106.36 feet; run thence North 73 degrees 15 minutes 38 seconds West for 75.10 feet; run thence South 87 degrees 56 minutes 15 seconds West for 127.78 feet; run thence South 75 degrees 17 minutes 19 seconds West for 60.96 feet; run thence South 30 degrees 04 minutes 08 seconds West for 99.00 feet; run thence South 75 degrees 35 minutes 14 seconds West for 50.08 feet; run thence North 89 degrees 18 minutes 58 seconds West for 95.68 feet; run thence South 76 degrees 33 minutes 02 seconds West for 73.76 feet; run thence South 57 degrees 50 minutes 38 seconds West for 48.62 feet; run thence South 32 degrees 37 minutes 21 seconds West for 117.30 feet; run thence South 14 degrees 15 minutes 09 seconds West for 68.87 feet; run thence South 19 degrees 11 minutes 03 seconds West for 139.19 feet; run thence South 60 degrees 26 minutes 15 seconds West for 22.08 feet; run thence South 75 degrees 51 minutes 21 seconds West for 134.41 feet; run thence South 60 degrees 41 minutes 08 seconds West for 70.32 feet to the centerline of Country Road #16; being situated in Shelby County, Alabama.

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 with AmSouth Bank has caused this instrument to be executed by Marcus Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Marcus Clark has executed this instrument in his/her capacity as such auctioneer on this the 24th day of October, 2008.

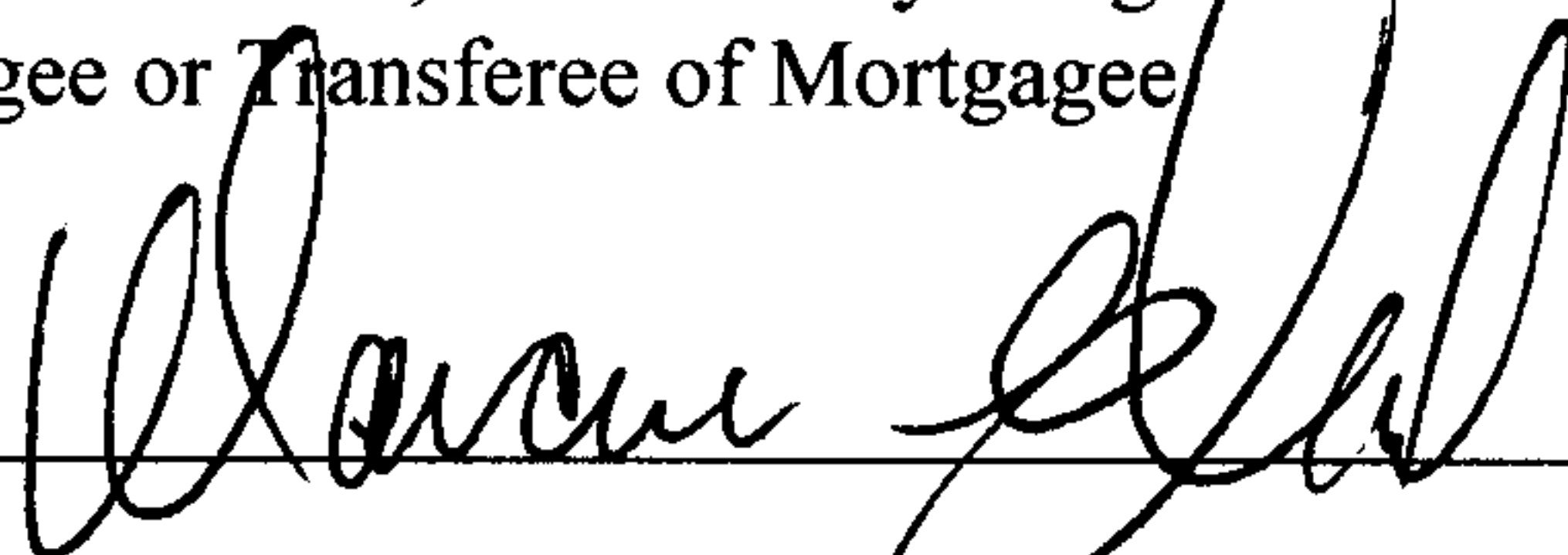
CLIFTON E. STRONG and VICKI C. STRONG
Mortgagors

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

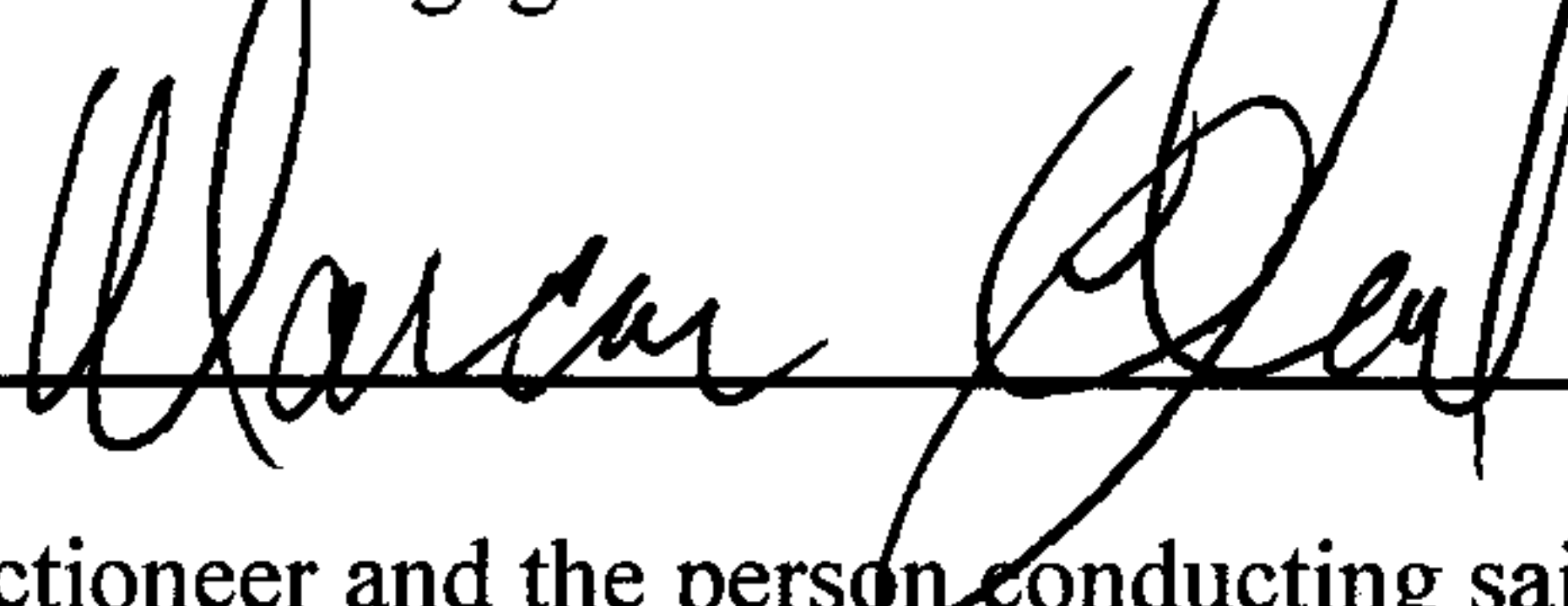
By: 

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

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

By: 


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



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

STATE OF ALABAMA

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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Marcus Clark, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of October, 2008.



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