

MORTGAGE FORECLOSURE DEED


20081120000444500 1/2 \$117.50
Shelby Cnty Judge of Probate,AL
11/20/2008 11:05:02AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, Eddy C. Booth and Elaine Booth, husband and wife, Mortgagors, executed a certain mortgage to Regions bank, as successor in interest to AmSouth Bank by merger, on January 13, 2000, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 2000-03628, being corrected by Scrivener's Affidavit recorded in Instrument 20070206000054840.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions bank, as successor in interest to AmSouth Bank by merger, as mortgagee, 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. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 22, 29 and November 5, 2008; and

WHEREAS, on November 19, 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 said Regions bank, as successor in interest to AmSouth Bank by merger, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of William Roach, a married man and David McGuire, a married man, in the amount of One Hundred Thousand Seventy Four and 15/100 Dollars (\$100,074.15) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to William Roach, a married man, and David McGuire, a married man; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions bank, as successor in interest to AmSouth Bank by merger; 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 One Hundred Thousand Seventy Four and 15/100 Dollars (\$100,074.15), Eddy C. Booth and Elaine Booth, husband and wife, Mortgagors, by and through the said Regions bank, as successor in interest to AmSouth Bank by merger, as mortgagee, do grant, bargain, sell and convey unto William Roach, a married man and David McGuire, a married man the following described real property situated in Shelby County, Alabama to-wit:


A portion of the East 1/2 of the SE 1/4 of Section 10 and the W 1/2 of the SW 1/4 of Section 11, in Township 22 South, Range 3 West described as follows; begin at the SW corner of Section 11, Township 22 South, Range 3 West and run Easterly along the South side of the said Section 11 for 985.12 feet, then turn an angle of 91 degrees 43 minutes to the left and run Northerly for 1316.18 feet; thence turn an angle of 55 degrees 18 minutes 15 seconds to the left and run Northwesterly for 552.5 feet to the point of beginning of the hereon described and the point of beginning of 30 foot wide easement included herewith: thence turn an angle of 90 degrees 00 min to the left and run Southwesterly for 213.00 feet; then turn an angle of 90

degrees 00 minutes to the left and run Southeasterly for 240.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run Northeasterly for 213.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run Northwesterly for 240.00 back to the point of beginning . From said point of beginning then continue along the described a course running Northwesterly and along the Northeast side of a 30 foot wide access *easement for* the above described for 1127.07 feet to a point on the Southeast right of way of State Highway 119, said point being the point of ending of the 30 foot wide access easements.


TO HAVE AND TO HOLD, the above described property unto the said William, Roach, a married man, and David McGuire, a married, man their heirs 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, the said Eddy C. Booth and Elaine Booth, husband and wife, Mortgagors, by the said Regions bank, as successor in interest to AmSouth Bank by merger, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 19th day of November, 2008.

**EDDY C. BOOTH
AND
ELAINE BOOTH,
HUSBAND AND WIFE,
MORTGAGORS**


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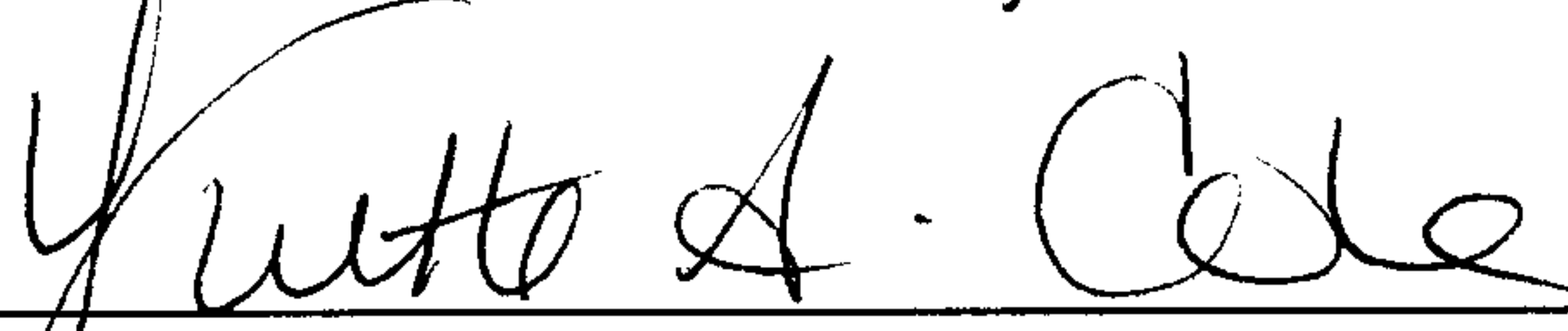
**BY: REGIONS BANK, AS SUCCESSOR IN
INTEREST TO AMSOUTH BANK
BY MERGER,
AS MORTGAGEE**

By: 
W. L. Longshore, III
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said Regions bank, as successor in interest to AmSouth Bank by merger, 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 the 19th day of November, 2008.


NOTARY PUBLIC
My Commission Expires: 05/27/2012

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
LONGSHORE, BUCK & LONGSHORE, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661

GRANTEE'S ADDRESS: