

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: June 13, 2003, **Bryan K. Ellison and Patricia D. Ellison, husband and wife, Mortgagors**, executed a certain mortgage to **Crossroads Mortgage, Inc.**, a corporation, said mortgage being recorded in **Instrument No. 20030627000402660** in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said **Crossroads Mortgage, Inc.**, a corporation, transferred and assigned said mortgage and the debt thereby secured to **Regions Bank, successor by merger to AmSouth Bank**, a corporation, as transferee, said transfer being recorded in **Instrument 20030627000402670**, aforesaid records, and **Regions Bank, successor by merger to AmSouth Bank**, is now the holder and owner of said mortgage and debt.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Regions Bank, successor by merger to AmSouth Bank**, 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 December 10, 17 and 24, 2008; and

WHEREAS, on January 7, 2009, 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, successor by merger to AmSouth Bank**, 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 the said **Regions Bank, successor by merger to AmSouth Bank**, as mortgagee, in the amount of Forty Thousand and 00/100 Dollars (\$40,000.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **Regions Bank, successor by merger to AmSouth Bank**; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said **Regions Bank, successor by merger to AmSouth Bank**; 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 Forty Thousand and 00/100 Dollars (\$40,000.00), **Bryan K. Ellison and Patricia D. Ellison, husband and wife, Mortgagors**, by and through the said **Regions Bank, successor by merger to AmSouth Bank**, as mortgagee, do grant, bargain, sell and convey unto the said **Regions Bank, successor by merger to AmSouth Bank**, as Mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

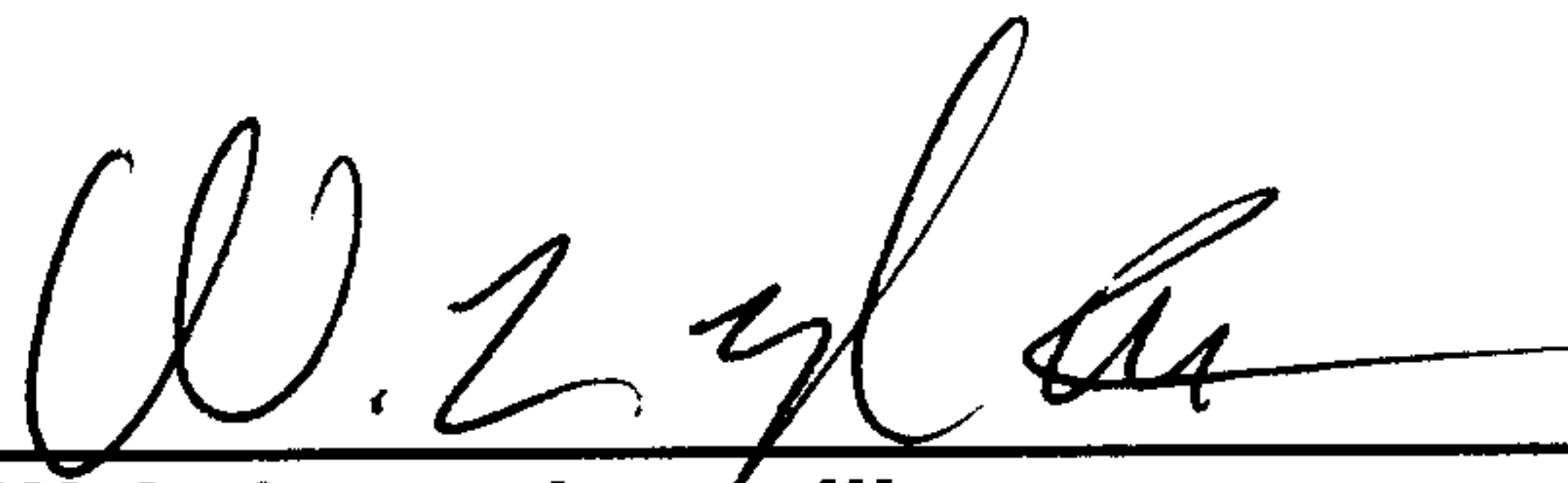
Lot 16, except the West 5 feet, Block 274, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said **Regions Bank, successor by merger to AmSouth Bank**, its successors 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 **Bryan K. Ellison and Patricia D. Ellison, husband and wife, Mortgagors**, by the said **Regions Bank, successor by merger to AmSouth Bank**, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 7th day of January, 2009.

**BRYAN K. ELLISON
AND
PATRICIA E. ELLISON
HUSBAND AND WIFE,
MORTGAGORS**

**By: REGIONS BANK, SUCCESSOR BY
MERGER TO AMSOUTH BANK
AS TRANSFEREE**

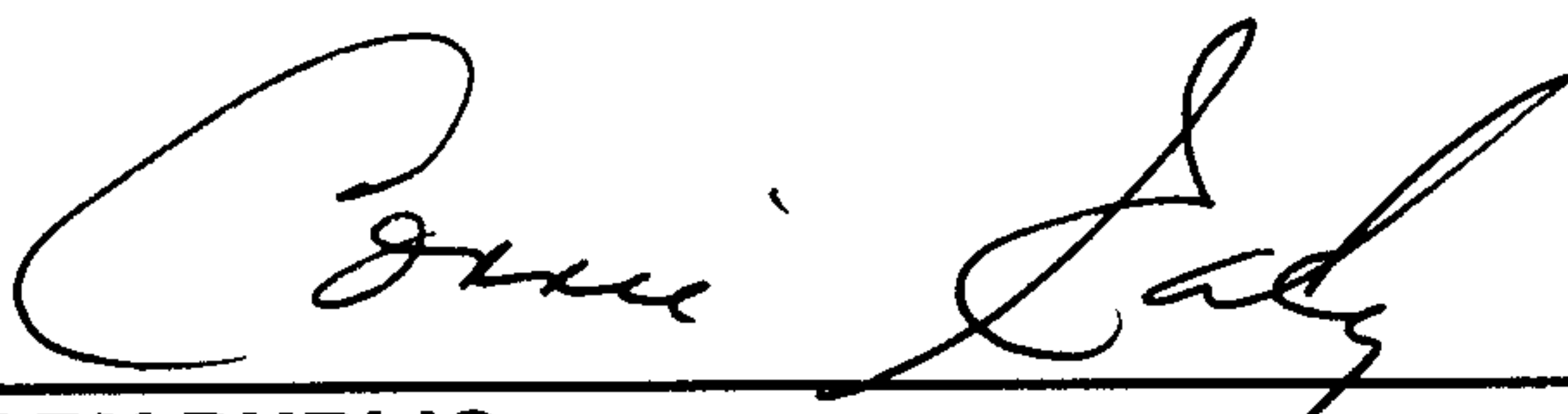
By: 

W. L. Longshore, III,
Auctioneer

**STATE OF ALABAMA)
SHELBY 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, successor by merger to AmSouth Bank**, 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 7th day of January, 2009.



NOTARY PUBLIC
My Commission Expires: 07/10/2010

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703

GRANTEE'S ADDRESS:
Regions Bank
P. O. Box 10063
Birmingham, Al 35202-0063