


**MORTGAGE FORECLOSURE DEED**

  
20090211000046900 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/11/2009 11:17:06AM FILED/CERT

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Thompson Contracting & Investments, Inc. (the "Grantor" or "Thompson Contracting") executed that certain Mortgage to Regions Bank (the "Grantee" or "Regions Bank"), dated August 17, 2005, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20050829000444940 (the "Mortgage"); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Regions Bank 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. Regular Mail and by publication in the **Shelby Counter Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **January 21, 2009, January 28, 2009 and February 4, 2009**, and,

WHEREAS, on **February 11, 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 Regions Bank did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County, Alabama Courthouse located at Main Street, Columbiana, Alabama 35051, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Regions Bank in the amount of \$419,368.33 which sum [ **X** ] was offered to be credited on the indebtedness secured by said Mortgage, *or* [   ] the said purchaser paid in cash, and said property was thereupon sold to Regions Bank; and

WHEREAS, Clark A. Cooper conducted the sale on behalf of Regions 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 [ **X** ] the credit of \$419,368.33 *or* [   ] said payment of cash in the amount of \$\_\_\_\_\_, Thompson Contracting, Mortgagor, by and through Regions Bank, does grant, bargain, sell and convey unto Regions Bank, the real property situated in Shelby County, Alabama described in the attached Exhibit "A."

TO HAVE AND TO HOLD, the above described property unto Regions Bank, its/his/her 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, Thompson Contracting, Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 11<sup>th</sup> day of Feb, 2009.

**Thompson Contracting & Investments, Inc.**

By: **Regions Bank**

By: 

**Clark A. Cooper,  
Auctioneer**

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clark A. Cooper, whose name as auctioneer for Regions 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 voluntary on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of February 2009.


  
NOTARY PUBLIC  
My Commission Expires: 4/19/2010

**This Instrument Prepared By:**

Clark A. Cooper  
Bradley R. Hightower  
Christian & Small, LLP  
505 20<sup>th</sup> Street North  
Suite 1800  
Birmingham, Alabama 35203

**Grantee's Address:**

Regions Bank  
417 North 20th Street  
16th Floor  
Birmingham, Alabama 35203

  
20090211000046900 3/3 \$18.00  
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**EXHIBIT A**

Lots 27, 33, according to the Resurvey of Lots 1-24 and 27-39, The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.