

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: September 14, 1998 **Manuel Warren, III, husband and wife, Nikita Warren, Mortgagors**, executed a certain mortgage to **Regions Bank**, a corporation, said mortgage being recorded in **Instrument #1998-38274** and Modification of Mortgage being recorded in **Instrument #2001-14217**, in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Regions 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 January 14, 21 and 28, 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 the said **Regions 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 **Regions Bank**, in the amount of Twenty Two Thousand Four Hundred Seventy Six and 51/100 (\$22,476.51) 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**; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said **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 the credit of Twenty Two Thousand Four Hundred Seventy Six and 51/100 (\$22,476.51), **Manuel Warren, III, husband and wife, Nikita Warren, Mortgagors**, by and through the said **Regions Bank**, as mortgagee, do grant, bargain, sell and convey unto **Regions Bank**, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Lot 26, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama.

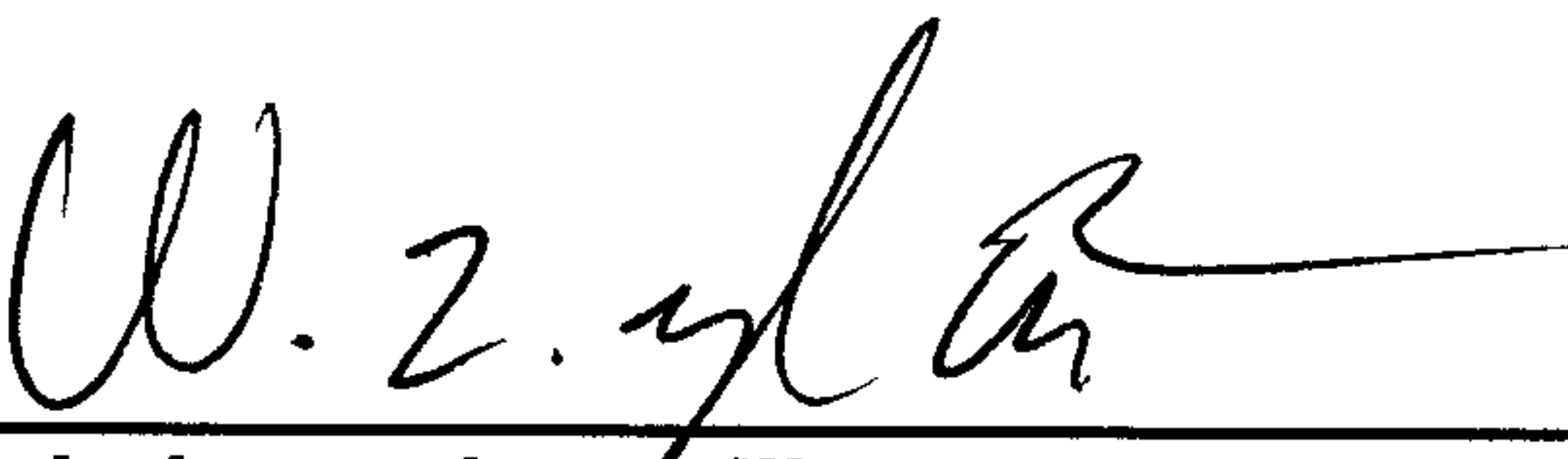
TO HAVE AND TO HOLD, the above described property unto the said **Regions Bank**, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said **Manuel Warren, III, husband and wife, Nikita Warren, Mortgagors**, by the said **Regions Bank**, as mortgagee, by **W. L. Longshore, III**, as auctioneer conducting said sale caused these presents to be executed on this the 11th day of February, 2009.

**MANUEL WARREN, III,
AND
NIKITA WARREN,
HUSBAND AND WIFE,**

MORTGAGORS

**By: REGIONS BANK,
AS MORTGAGEE**

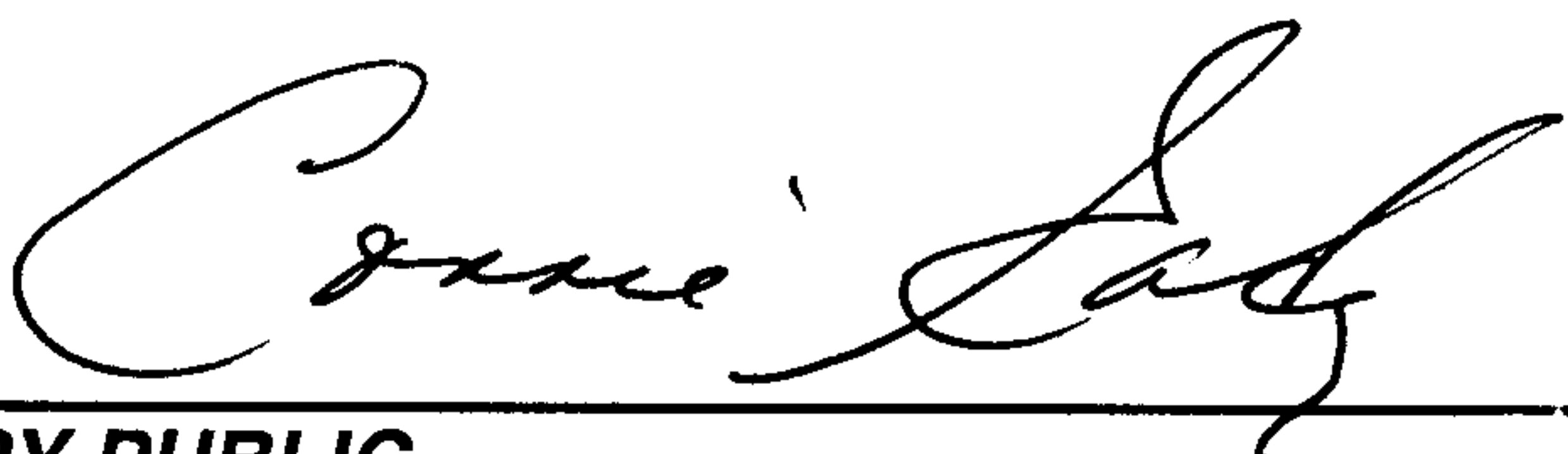
By: 

**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**, 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 11th day of February, 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**