


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20090407000126860 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/07/2009 11:38:50AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Larry Stone Construction Co., LLC (the "Grantor" or "Larry Stone Construction") executed that certain Mortgage to Regions Bank (the "Grantee" or "Regions Bank"), dated September 14, 2007, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20070919000440350 (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 County Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **March 4, March 11, and March 18, 2009**, and,

WHEREAS, on **April 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 Regions Bank did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County 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 \$41,000.00 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 \$41,000.00 *or* [] said payment of cash in the amount of \$_____, Larry Stone Construction, 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, Larry Stone Construction, Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 7th day of April, 2009.

Larry Stone Construction Co., LLC

By: **Regions Bank**

By: *Clark A. Cooper*

**Clark A. Cooper,
Auctioneer**


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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 7th day of April 2009.

Jessica K. Holland
NOTARY PUBLIC
My Commission Expires: 4/19/2010

This Instrument Prepared By:

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

Grantee's Address:

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



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EXHIBIT A

Lot 84, according to the Survey of Sterling Gate Sector 5, as recorded in Map Book 37, Page 114, in the Probate Office of Shelby County, Alabama.