

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit April 5, 2006, Southern Grounds Landscaping, LLC executed a certain mortgage on property hereinafter described to Regions Bank, which said mortgage is recorded in Instrument #20060411000168070, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Regions Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of March 18, March 25 and April 1, 2009, WHEREAS, on the 7th day of April, 2009, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Southern Grounds Landscaping, LLC did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Regions Bank, and

WHEREAS, the said Regions Bank was the highest bidder in the amount of One Hundred

Thousand Three Hundred and No/100 Dollars (\$100,300.00), which sum of money Regions Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Regions Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Thousand Three Hundred and No/100 Dollars (\$100,300.00), the said Southern Grounds Landscaping, LLC and Regions Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

The West 90 feet of Lot No. 14, Lot No. 15 and Lot No. 16, of Block 192, of the John Dunstan's Survey of Calera (1868) recording referenced referred to as Map Book 1, Page 1 (hanging on wall) in the Probate Office of Shelby County, Alabama, said property being described as follows: Commence at a capped rebar in place being the Northwest corner of Lot No. 14 of Block No. 192 of the above referenced subdivision, said point being located on the Easterly right of way of 5th Street and being the point of beginning. From this beginning point proceed South 86 degrees 09 minutes 39 seconds East along the North boundary of said Lot No. 14 of Block No. 192 for a distance of 90.00 feet to a capped rebar in place; thence proceed South 02 degrees 40 minutes 21 seconds West for a distance of 150.0 feet (set ½ inch rebar) to a point on the Northerly right of way of Alabama Highway No. 25; thence proceed North 86 degrees 09 minutes 39 seconds West along the Northerly right of way of said highway for a distance of 90.0 feet (set ½ inch rebar) to a point on the Easterly right of way of said 5th Street; thence proceed North 02 degrees 40 minutes 21 seconds East along the Easterly right of way of said 5th Street for a distance of 150.0 feet to the point of beginning.

The above described land is located in the Northeast ¼ of Section 21, Township 22 South, Range 2 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Said map is not recorded and is not available for recordation.


Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

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 and the United States of America.

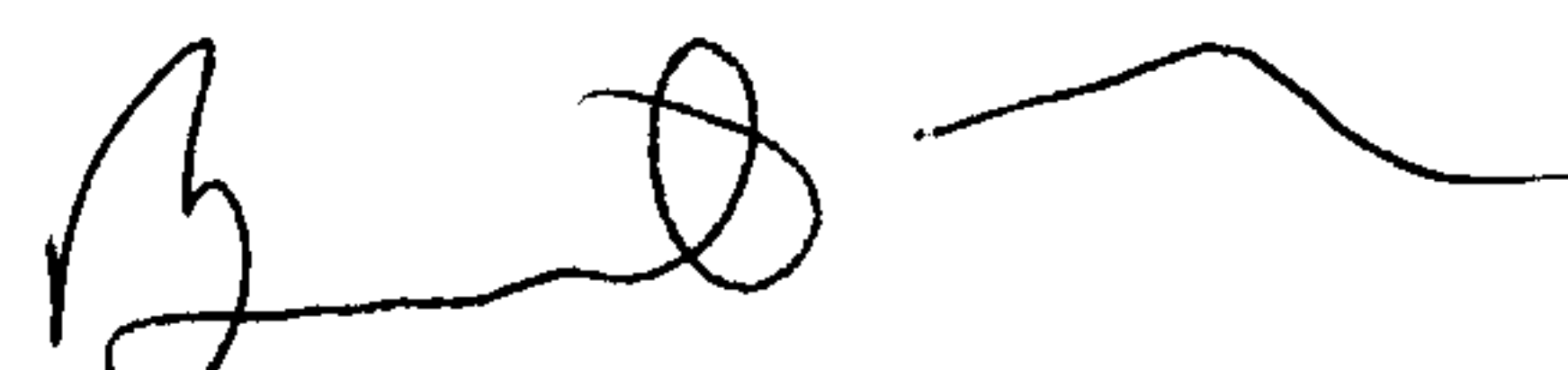
IN WITNESS WHEREOF, the said Southern Grounds Landscaping, LLC and Regions Bank


have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 7th day of April, 2009.

SOUTHERN GROUNDS LANDSCAPING, LLC

BY: 
Burt W. Newsome
Attorney-in-Fact

REGIONS BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

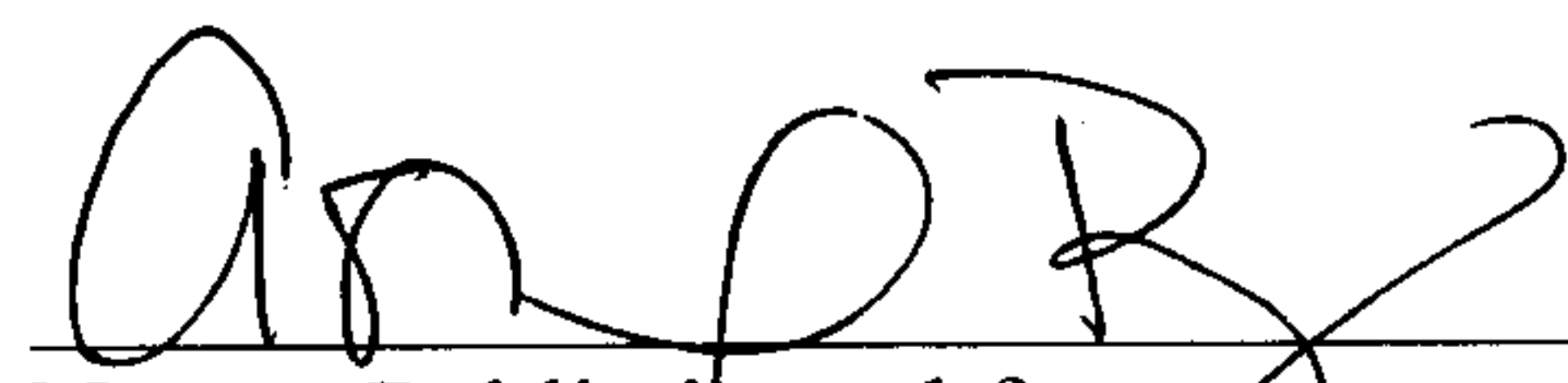
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Southern Grounds Landscaping, LLC, whose name as Attorney-in-Fact and agent for Regions Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and 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 April, 2009.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:
BURT W. NEWSOME
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