


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20090506000168850 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/06/2009 02:22:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, RCJ Home Building, Inc. (the "Grantor" or "RCJ") executed that certain Construction Mortgage to Regions Bank (the "Grantee" or "Regions"), dated April 25, 2006, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20060501000200940 (the "Mortgage"); and,

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Regions did declare all 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 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 **April 8, April 15 and April 22, 2009**, and,

WHEREAS, on **May 6, 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 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 in the amount of \$487,080.00 which sum [☒] 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; and

WHEREAS, Clark A. Cooper conducted the sale on behalf of Regions; 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 \$487,080.00 *or* [☐] said payment of cash in the amount of \$_____, RCJ, Mortgagor, by and through Regions, does grant, bargain, sell and convey unto Regions, 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, 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.



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IN WITNESS WHEREOF, RCJ Home Building, Inc., Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 6th day of May, 2009.

RCJ Home Building Inc.

By: **Regions Bank**

By: *Clark A. Cooper*
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 6th day of May 2009.

Jessica L. Howard
 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 35203-2696

Grantee's Address:

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

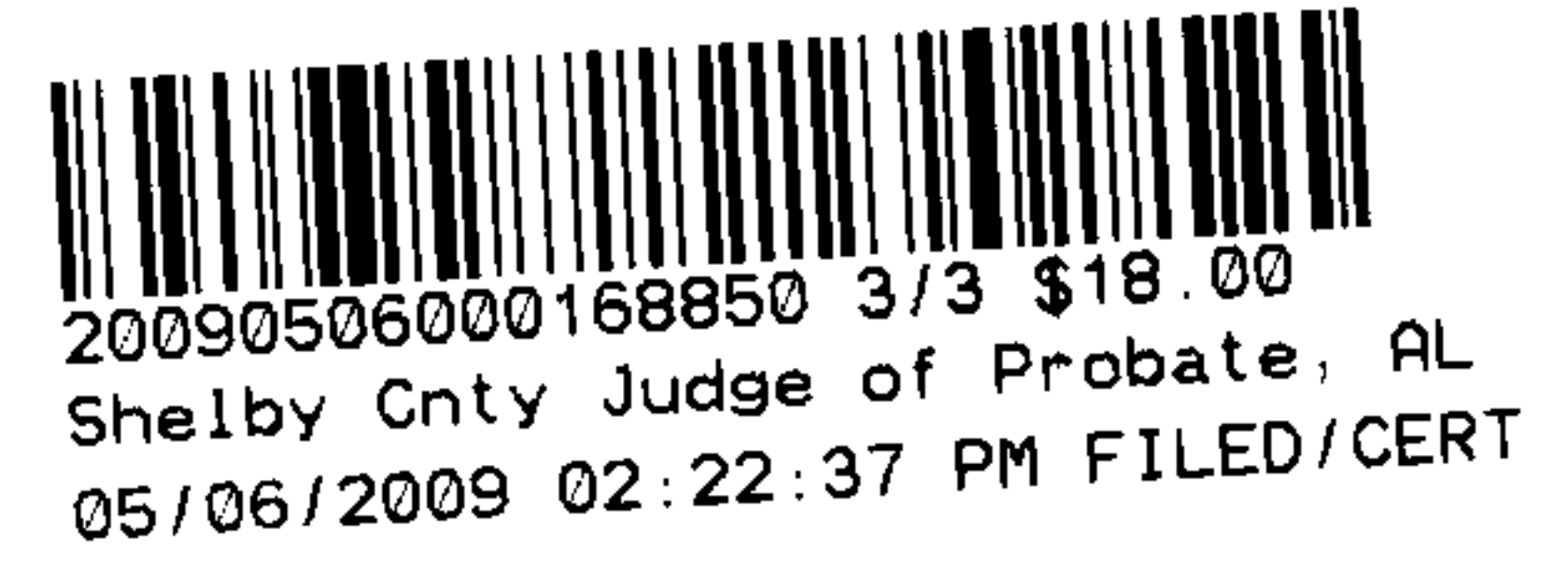


EXHIBIT A

Lot 6, according to the Survey of Greystone 6th Sector Phase 1, as recorded in Map Book 33, Page 57, in the Probate Office of Shelby County, Alabama.