

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

Shelby COUNTY) :
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 17th day of August, 2004, Indianwood Building Co., Inc., executed a certain mortgage to Regions Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded September 1, 2004, in instrument no. 20040901000490350, in the Judge of Probate Court of Shelby County, Alabama and

WHEREAS, Regions Bank is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned, Michael L. McKerley, as Auctioneer, Agent and Attorney-in-Fact for the said Regions Bank, advertising the said property described in said mortgage herein mentioned, for sale in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 23rd day of September, 2009, during the legal hours of sale, in front of the Courthouse door of Shelby County, Columbiana, Alabama, and the same was then and there purchased by Regions Bank for the sum of Thirty-Seven Thousand One Hundred Forty-One and 00/100 Dollars (\$37,141.00), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum Thirty-Seven Thousand One Hundred Forty-One and 00/100 Dollars (\$37,141.00), and in consideration of the premises, and the law in such cases made and provided, I, the said Michael L. McKerley, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Regions Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

LOT 813, ACCORDING TO THE FINAL PLAT OF GLENEAGLES AT BALLANTRAE, AS RECORDED IN MAP BOOK 33, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,


TO HAVE AND TO HOLD all of the above described and granted premises unto the said Regions Bank, its successors and assigns, forever; subject, however, to all



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Shelby Cnty Judge of Probate, AL
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of the following, which may affect the title to said property: all zoning ordinances; any restrictions of record in the Probate Office aforesaid; matters which would be disclosed by an accurate survey and/or inspection of the property; easements and/or rights-of-way; any tax liens; ad valorem taxes; judgment liens, if any; special assessments, if any; statutory rights of redemption; and/or any other matters of record superior to said Mortgage. 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 Indianwood Building Co., Inc., Mortgagor, by and through the said Regions Bank, Mortgagee, by and through Michael L. McKerley, as Auctioneer, Agent, and Attorney-in-Fact for the said Regions Bank caused these presents to be executed on this the 23rd day of September, 2009.




Michael L. McKerley, as Auctioneer,
Agent and Attorney-in-Fact for
Regions Bank
Owner and Holder of said Mortgage

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael L. McKerley, whose name as Auctioneer, Agent and Attorney-in-Fact for Regions Bank, owner and holder of said mortgage, 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 the conveyance, he, in his capacity as such Auctioneer, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of September, 2009.



Notary Public

THIS INSTRUMENT PREPARED BY:

MICHAEL L. MCKERLEY

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NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES JUNE 9, 2010
BONDED THRU EMC INSURANCE CO.