

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, December 30, 2004, to wit, Gary L. Francis and Stacey J. Francis, husband and wife, executed and delivered to Union Planters Bank, d/b/a Regions Mortgage, a mortgage conveying to Union Planters Bank, d/b/a Regions Mortgage, the property hereinafter described, which said mortgage was given to secure an indebtedness therein mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20050107000011140; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Union Planters Bank, d/b/a Regions Mortgage, would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Bank d/b/a Regions Mortgage, as successor by merger with Union Planters Bank, NA, as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Bank dba Regions Mortgage, as Mortgagee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 4, 2009, November 11, 2009, and November 18, 2009, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on December 1, 2009; and

WHEREAS, after having given said notice, Regions Bank dba Regions Mortgage, as Mortgagee, on the 1st day of December, 2009 during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Regions Bank dba Regions Mortgage, as Mortgagee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Ninety Seven Thousand Seven Hundred Fifty and No/100 Dollars (\$97,750.00).

NOW, THEREFORE, Gary L. Francis and Stacey J. Francis, by Bowdy J. Brown, the auctioneer making said sale, and Bowdy J. Brown, as said auctioneer, for and in consideration of the premises and the sum of Ninety Seven Thousand Seven Hundred Fifty and No/100 Dollars (\$97,750.00) applied by Regions Bank dba Regions Mortgage as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Regions Bank dba Regions Mortgage its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 6, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Regions Bank dba Regions Mortgage its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Gary L. Francis and Stacey J. Francis, by Bowdy J. Brown, the person making said sale, Regions Bank dba Regions Mortgage by Bowdy J. Brown, as auctioneer and the person making said sale, and Bowdy J. Brown, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 1st day of December, 2009.

GARY L. FRANCIS AND
STACEY J. FRANCIS

By: [Signature]
As auctioneer and the person making
said sale

REGIONS BANK DBA REGIONS
MORTGAGE

By: [Signature]
As auctioneer and the person making
said sale

By: [Signature]
As auctioneer and the person making
said sale

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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Bowdy J. Brown**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 1st day of December, 2009.

(SEAL)

[Signature]
Notary Public
My commission expires: 10-23-2011

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 7600-254 Francis #0897535311

FOR AD VALOREM TAX PURPOSES: Regions Bank d/b/a Regions Mortgage, Tax Department, 215 Forrest Street, Hattiesburg, MS 39401-3476