


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

  
20091217000462220 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/17/2009 12:24:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, C. G. Canter, Jr. and Associates, Inc. (the "Grantor" or "Canter and Associates") executed that certain Mortgage to AmSouth Bank that was subsequently acquired by Regions Bank (herein referred to as "Grantee" or "Mortgagee") as successor in interest to AmSouth Bank, dated March 12, 2007, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20070316000119800 (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 **November 4, November 11, and November 18, 2009**, and,

WHEREAS, on **December 3, 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 postponed until **December 17, 2009**; and;

WHEREAS, Regions Bank did thereafter give due and proper notice of the postponement of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Regular Mail, and by one additional publication in **The Shelby County Reporter** on **December 9, 2009**; and,

WHEREAS, on **December 17, 2009**, the day to which the foreclosure sale was postponed, 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, Alabama 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 **\$308,891.00** which sum was offered to be credited on the indebtedness secured by said Mortgage, 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 the credit of **\$308,891.00**, Canter and Associates, 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, Canter and Associates, Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 17<sup>th</sup> day of December, 2009.

C. G. Canter, Jr. and Associates, Inc.

By: Regions Bank

By:

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 17<sup>th</sup> day of December 2009.

Jessica L. Holland  
NOTARY PUBLIC

My Commission Expires:

4/19/2010

**This Instrument Prepared By:**

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

**Grantee's Address:**

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

## EXHIBIT A

Lot 59, according to the Survey of Lake Forest Sixth Addition, as recorded in Map Book 36,  
Page 35 A & B, in the Probate Office of Shelby County, Alabama.

