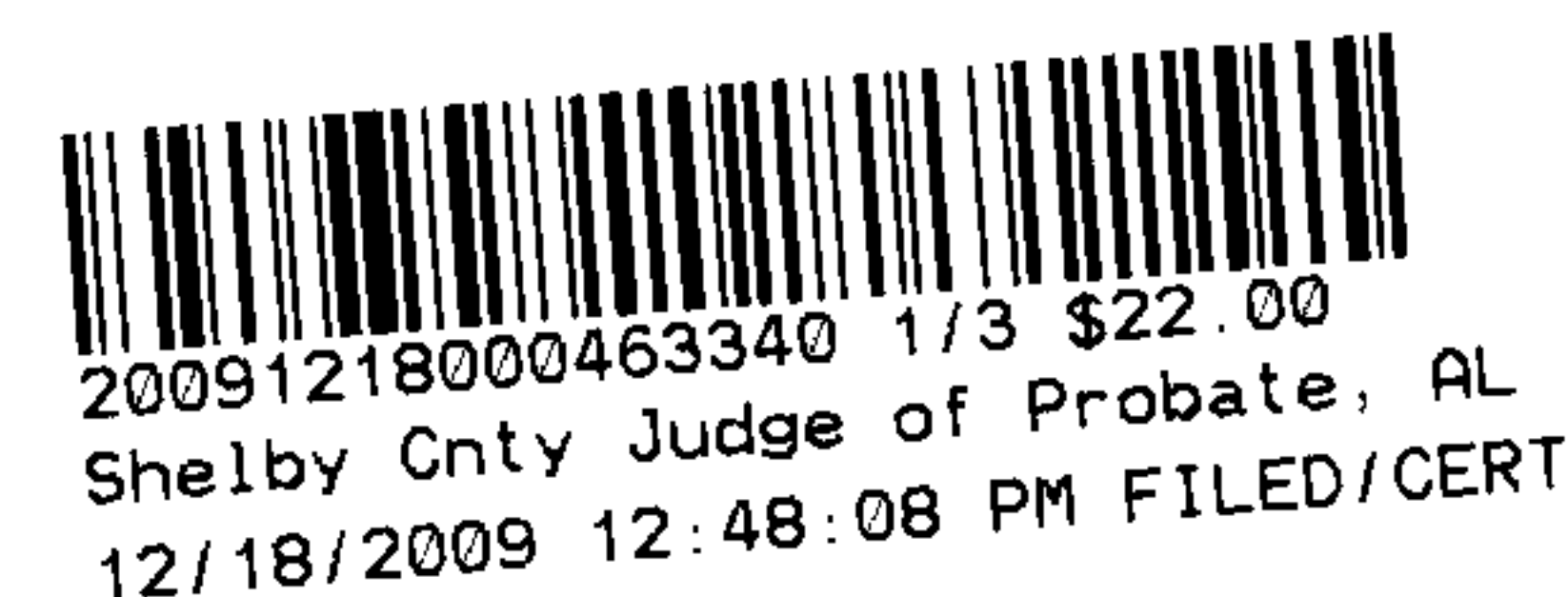


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )



KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Pine Hill Place, LLC (the "Grantor" or "Pine Hill Place") executed that certain Mortgage to Regions Bank (the "Grantee" or "Regions Bank"), dated November 30, 2006, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20061205000589700; and modified by that certain Partial Release of Lien of Mortgage from Grantee to Grantor, dated January 29, 2008, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20080204000045530; and modified by that certain Partial Release of Lien of Mortgage from Grantee to Grantor, dated February 11, 2008, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20080213000059250; and modified by that certain Partial Release of Lien of Mortgage from Grantee to Grantor, dated April 30, 2008, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20080609000233890; and modified by that certain Partial Release of Lien of Mortgage from Grantee to Grantor, dated July 29, 2009, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20090731000293940 (collectively, 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 18, 2009, November 25, 2009, and December 2, 2009**, and,

WHEREAS, on **December 18, 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 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 **\$1,108,448.00** 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 **\$1,108,448.00**, Pine Hill Place, 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, Pine Hill Place, Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 18<sup>th</sup> day of December, 2009.

Pine Hill Place, LLC

By: Regions Bank

By: Clark A. Cooper,  
Auctioneer

  
20091218000463340 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/18/2009 12:48:08 PM FILED/CERT

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 18<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

Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 16, 17, 18, 19, 24 and 25, according to the Final record Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, Page 84A&B, in the Probate Office of Shelby County, Alabama.

