


**THIS INSTRUMENT PREPARED BY:**

**David H. Breland  
Burr & Forman LLP  
420 North 20th Street  
Suite 3400 - Wachovia Tower  
Birmingham, Alabama 35203  
(205) 251-3000**

**STATE OF ALABAMA                    )**  
**)**  
**COUNTY OF SHELBY                )**

  
20100325000086370 1/5 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/25/2010 11:41:10 AM FILED/CERT

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT:**

**WHEREAS**, heretofore on, to-wit: October 4, 2007, Savannah Building Co., LLC, an Alabama limited liability company ("Mortgagor"), executed a Mortgage (as amended from time to time, the "Mortgage") on the property hereinafter described in favor of Regions Bank, a banking corporation organized under the laws of the State of Alabama ("Mortgagee"), which said Mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office") as Instrument Number 20071008000469290; and

**WHEREAS**, in and by said Mortgage the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property for cash, and said Mortgage provided that in case of sale under the power and authority contained in the same, the Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said Mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and the Mortgagee under the Mortgage did declare said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its editions of March 3, 2010, March 10, 2010, and March 17, 2010; and

**WHEREAS**, on March 25, 2010, during the legal hours of sale, the day and time which the foreclosure was due to be held under the terms of said notice, said foreclosure was duly and properly conducted, and Mortgagee did offer for sale and sell at public outcry in front of the main entrance of the Shelby County Courthouse in the City of Columbiana, Shelby County, Alabama, the property described on **Exhibit A** attached hereto; and

**WHEREAS**, David H. Breland was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee;

**WHEREAS**, the property was offered for sale both as a whole and in separate parcels; there were no bidders for separate parcels; and

**WHEREAS**, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mortgagee, in the amount of Five Hundred Fifty-Two Thousand Three Hundred Forty-Eight and No/100 Dollars (\$552,348.00), which sum of money was credited on the indebtedness secured by said mortgage and said property was thereupon sold to Mortgagee.

**NOW, THEREFORE**, in consideration of the premises and of a credit in the amount of Five Hundred Fifty-Two Thousand Three Hundred Forty-Eight and No/100 Dollars (\$552,348.00), on the indebtedness secured by said mortgage, the said Mortgagee, by and through David H. Breland conducting said sale, does hereby grant, bargain, sell and convey unto the said Mortgagee, all that property situated in Shelby County, Alabama, more particularly described in **Exhibit A** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said property unto Mortgagee, its successors and assigns in fee simple forever; subject, however, to any unpaid ad valorem taxes, the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and any mining and mineral rights conveyed prior to the recordation of said mortgage.

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**IN WITNESS WHEREOF**, Mortgagee, has caused this instrument to be executed by and through David H. Breland, as Auctioneer conducting said sale, and as attorney in fact, and David H. Breland, as Auctioneer conducting said sale has hereunto set his hand and seal on this the 25th day of March, 2010.

**SAVANNAH BUILDING CO., LLC,**

Mortgagor

By: Regions Bank

By: \_\_\_\_\_

David H. Breland

As Auctioneer and Attorney in Fact

**REGIONS BANK,**

Mortgagee

By: \_\_\_\_\_

David H. Breland

As Auctioneer and Attorney in Fact

By: \_\_\_\_\_

David H. Breland

As Auctioneer and Attorney in Fact

**Grantee Address:**

Regions Bank  
Asset Management  
Mail Code ALBH10902B  
1900 5th Avenue North, RC-9th Floor  
Birmingham, Alabama 35203




STATE OF ALABAMA

COUNTY OF SHELBY

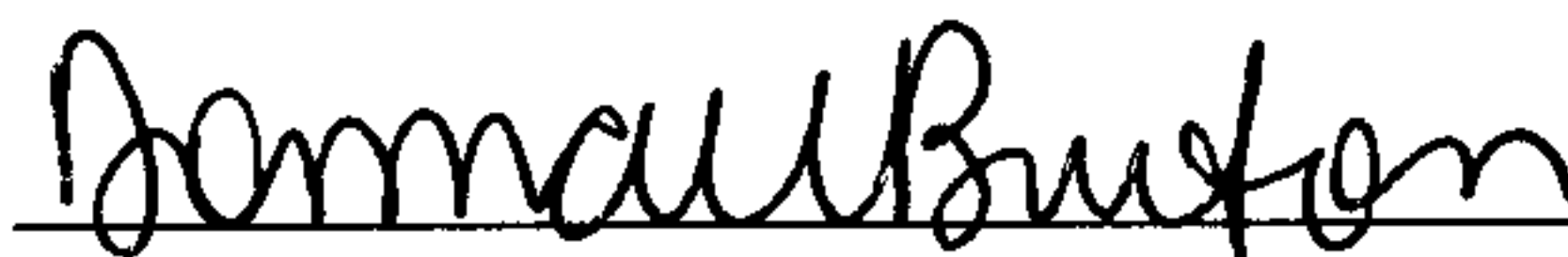
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David H. Breland, whose name as Auctioneer and Attorney in Fact for Regions Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2010.



Notary Public

My Commission Expires: 6/20/13

[AFFIX SEAL]

**EXHIBIT A**

**Lots 202, 209, 212, 214, 215, 218, 343, 344, 345, 346, 347, 348, 379, 380, 381, 382, 383, 384, and 386, according to the Survey of The Village at Polo Crossings, Sector 1, as recorded in Map Book 39, page 42A, 42B & 42C, in the Probate Office of Shelby County, Alabama.**



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