MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

20100414000113810 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 04/14/2010 01:02:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, **Stylemark Homebuilders, Inc.** (the "Grantor" or "Stylemark Homebuilders") executed that certain Mortgage to Regions Bank (herein referred to as "Grantee" or "Mortgagee"), dated January 25, 2008, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20080128000034850** (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 **March 17, 2010**, **March 24, 2010 and March 31, 2010**, and,

WHEREAS, on **April 14, 2010**, 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 \$72,800.00 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 \$72,800.00, Stylemark Homebuilders, 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, Stylema Clark A. Cooper, as auctioneer conducting the _/fday of	ark Homebuilders, Mortgagor said sale caused these presen , 2010.	r, by Regions Bank, by its to be executed on this
By: Regions Bank By: Clark A. Cooper, Auctioneer		20100414000113810 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 04/14/2010 01:02:12 PM FILED/CERT
STATE OF ALABAMA COUNTY OF Shelby I, the undersigned, a Notary Public Clark A. Cooper, whose name as auctionee conveyance and who is known to me, acknown to the contents of this conveyance, he, in his voluntary on the day the same bears date.	er for Regions Bank is signed owledged before me on this d	to the foregoing lay, that, being informed
Given under my hand and official se	eal this the 14-11 day of	<u>Opril</u> 2010.
This Instrument Prepared By: Clark A. Cooper Bradley R. Hightower Christian & Small, LLP 505 20th Street North Suite 1800 Birmingham, Alabama 35203	NOTARY PUBLIC My Commission Expires:	Kelly B. Mullin Notary Public State At Large Commission Expires June 28, 2013

Grantee's Address:

Regions Bank

Asset Management - Mail Code: ALBH10902B 1900 5th Avenue North, RC-9th Floor

Birmingham, Alabama 35203

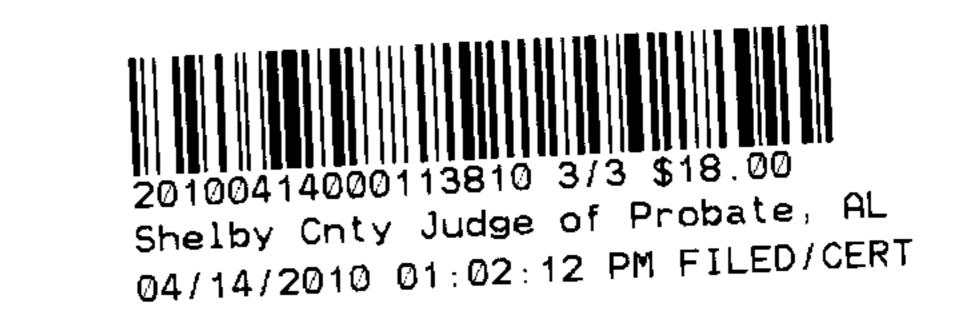


EXHIBIT A

Lot 23, according to the Final Record Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, Page 84 A and B, in the Probate Office of Shelby County, Alabama.