

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
                                     :  
Shelby COUNTY        )       KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, the 2nd day of June, 2005, Don Parkinson and Marilyn Parkinson, executed a certain mortgage to Regions Bank to secure the indebtedness therein mentioned, said mortgage being duly recorded June 13, 2005, in Instrument No.: 20050613000288870, in the office of the Judge of Probate Court of Shelby County, Alabama; and

**WHEREAS**, Regions Bank, is the owner and holder of said mortgage and the debt secured thereby; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank as Mortgagee, did declare the indebtedness secured by said mortgage due and payable; and

**WHEREAS**, under the power contained in said mortgage, the undersigned, Michael L. McKerley, as Auctioneer, Agent and Attorney-in-Fact for the said Regions Bank, advertising the said property described in said mortgage herein mentioned, for sale in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

**WHEREAS**, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 12th day of May, 2010, during the legal hours of sale, in front of the Courthouse door of Shelby County, Columbiana, Alabama, and the same was then and there purchased by Regions Bank for the sum of Four Hundred Ninety Thousand Eight Hundred Twenty and 00/100 Dollars (\$490,820.00), which said amount is the last, best and highest bid therefore.

**NOW, THEREFORE**, in consideration of the sum of Four Hundred Ninety Thousand Eight Hundred Twenty and 00/100 Dollars (\$490,820.00), and in consideration of the premises, and the law in such cases made and provided, I, the said Michael L. McKerley, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Regions Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

LOT 2, AND PART OF LOT 1, KEYSTONE COMMERCIAL COMPLEX, AS  
RECORDED IN MAP BOOK 21, PAGE 62, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA, CITY OF PELHAM, LOCATED IN THE SOUTHWEST ¼ OF  
THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89



Shelby Cnty Judge of Probate, AL  
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DEGREES 56 MINUTES 35 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 175.02 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 17 SECONDS WEST A DISTANCE OF 175.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KEYSTONE COURT, SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 100 DEGREES 55 MINUTES 54 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 43 DEGREES 40 MINUTES 39 SECONDS WEST A DISTANCE OF 77.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 88.08 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2 A DISTANCE OF 121.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A 100 FOOT CTX TRANSPORTATION RAILROAD RIGHT OF WAY; THENCE NORTH 0 DEGREES 05 MINUTES 17 SECONDS EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY LINE OF SAID LOT 2 FOR A DISTANCE OF 231.49 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

**TO HAVE AND TO HOLD** all of the above described and granted premises unto the said Regions Bank, its successors and assigns, forever; subject, however, to all of the following, which may affect the title to said property: all zoning ordinances; any restrictions of record in the Probate Office aforesaid; matters which would be disclosed by an accurate survey and/or inspection of the property; easements and/or rights-of-way; any tax liens; ad valorem taxes; judgment liens, if any; special assessments, if any; statutory rights of redemption; and/or any other matters of record superior to said Mortgage 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**, the said Don Parkinson and Marilyn Parkinson, Mortgagor, by and through the said Regions Bank, Mortgagee, by and through Michael L. McKerley, as Auctioneer, Agent, and Attorney-in-Fact for the said Regions Bank caused these presents to be executed on this the 12<sup>th</sup> day of May, 2010.

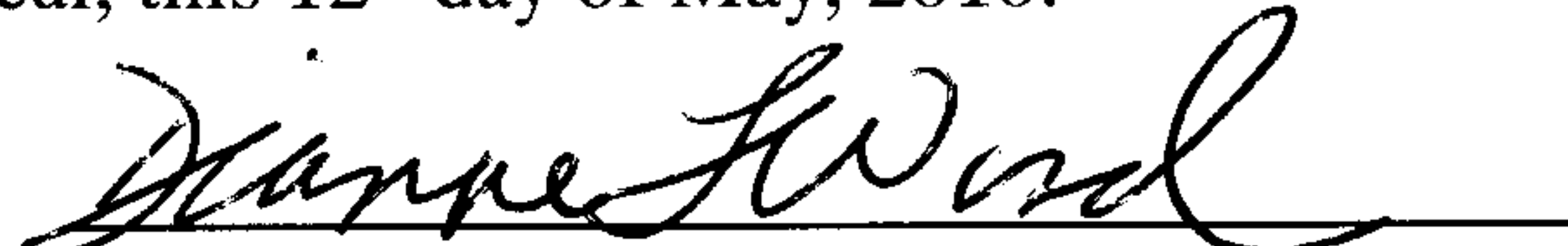
**Michael L. McKerley, as Auctioneer,  
Agent and Attorney-in-Fact for  
Regions Bank  
Owner and Holder of said Mortgage**

[illegible]



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael L. McKerley, whose name as Auctioneer, Agent and Attorney-in-Fact for Regions Bank, owner and holder of said mortgage, 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, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12<sup>th</sup> day of May, 2010.

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
MICHAEL L. McKERLEY  
The McKerley Law Firm  
201 Beacon Parkway West  
Suite 306  
Birmingham, Alabama 35209  
Telephone: 205/223-5250

Send Tax Notice to:  
Regions Bank  
Asset Management – Mail Code:  
ALBH10902B  
1900 5th Avenue North, RC-9tFloor  
RC-9tFloor  
Birmingham, AL 35203

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES JUNE 9, 2010  
BONDED THRU EMC INSURANCE CO.