

SEND TAX NOTICE TO:  
Regions Bank  
2050 Parkway Office Circle  
Hoover, AL 35244

CM #: 154817

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of December, 2000, Thomas C. Smith and Sonja K. Smith, husband and wife, executed that certain mortgage on real property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 2001-00535, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, Successor by Merger to Amsouth Bank did declare all of the indebtedness secured by 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 of general



circulation published in Shelby County, Alabama, in its issues of April 21, 2010, April 28, 2010, and May 5, 2010; and

WHEREAS, on May 21, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Regions Bank, Successor by Merger to Amsouth Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank, Successor by Merger to Amsouth Bank ; and

WHEREAS, Regions Bank was the highest bidder and best bidder in the amount of One Hundred Sixty-Seven Thousand Seventy-Nine And 78/100 Dollars (\$167,079.78) on the indebtedness secured by said mortgage, the said Regions Bank, Successor by Merger to Amsouth Bank, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby remise, release, quit claim and convey unto Regions Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run South along the East line of said Quarter-Quarter section a distance of 466.69 feet; thence turn an angle of 89 Degrees 04 Minutes to the right and run a distance of 466.69 feet; thence turn an angle of 90 Degrees 56 Minutes to the right and run a distance of 466.69 feet to the North line of said Quarter-Quarter section; thence turn an angle of 89 Degrees 04 Minutes to the right and run East along the North line of said Quarter-Quarter section a distance of 466.69 feet to the point of beginning; being situated in the Southwest Quarter of Northeast Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, a 40.00 feet easement for driveway, described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 1 West; thence run South along the East line of said Quarter-Quarter section a distance of 466.69 feet to the point of beginning; thence continue South along said East line of Quarter-Quarter section a distance of 206.91 feet to the Northwest right of way line of Shelby County Highway No. 32; thence turn an angle of 52 Degrees 04 Minutes 55 Seconds to the right and run along said Highway right of way a distance of 50.70 feet; thence turn an angle of 127 Degrees 55 Minutes



20100621000197080 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/21/2010 03:45:33 PM FILED/CERT



05 Seconds to the right and run a distance of 237.42 feet to the South line of afore described tract; thence turn an angle of 89 Degrees 04 Minutes to the right and run along said South line of property a distance of 40 feet to the point of beginning. Being situated in the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Regions Bank, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Regions Bank, Successor by Merger to Amsouth Bank, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this May 21, 2010.

Regions Bank, Successor by Merger to Amsouth Bank  
By:



1 5 4 8 1 7



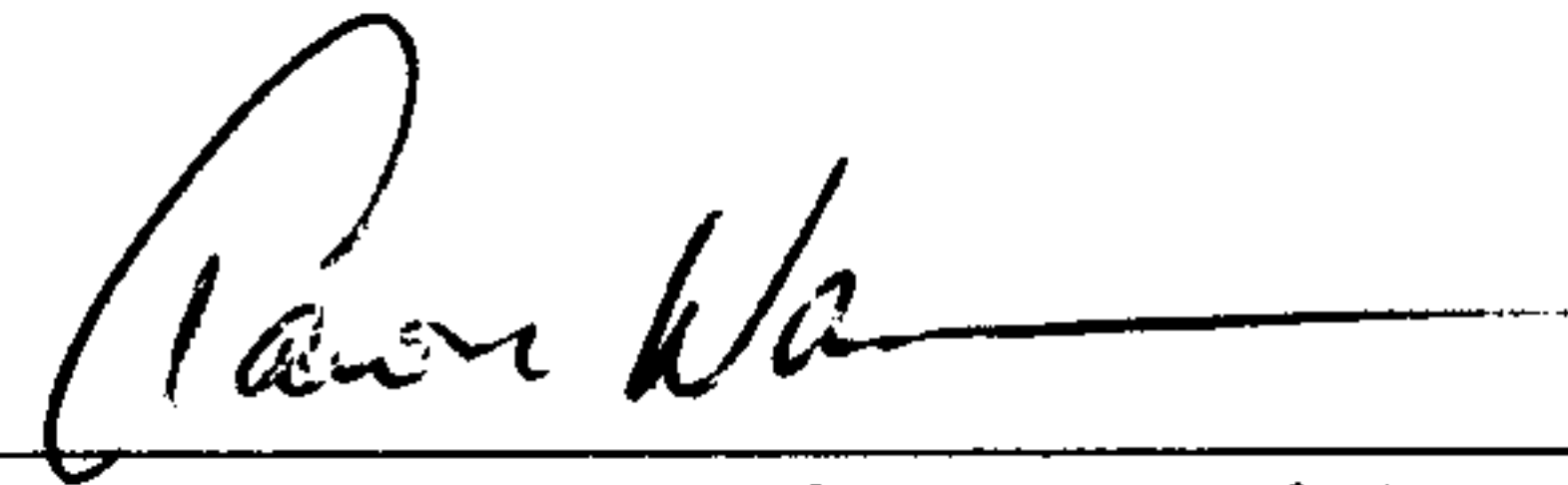
F C D



P



20100621000197080 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/21/2010 03:45:33 PM FILED/CERT

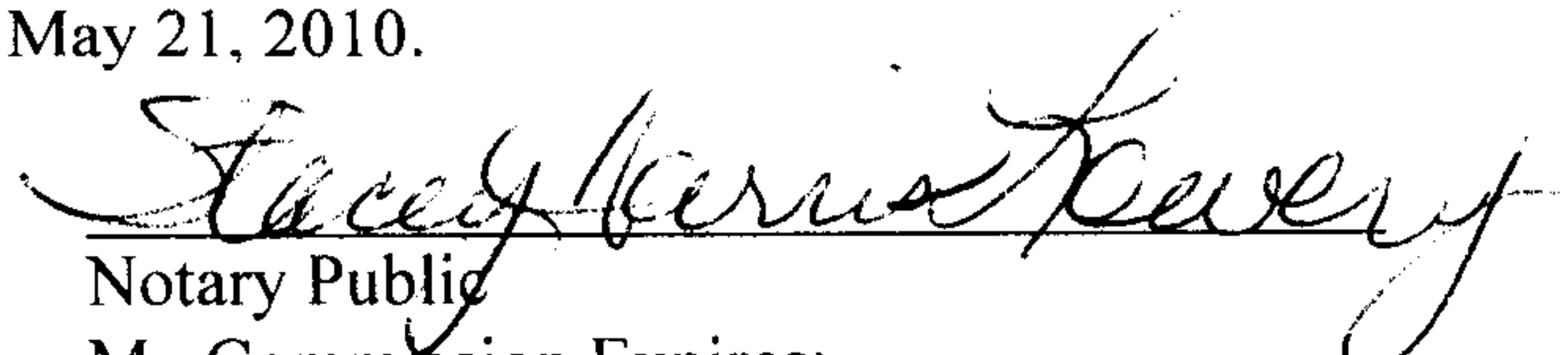
  
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Regions Bank, Successor by Merger to Amsouth Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee acting in his/her capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this May 21, 2010.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES NOVEMBER 19, 2012**

This instrument prepared by:  
Colleen McCullough  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
20100621000197080 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/21/2010 03:45:33 PM FILED/CERT

