


THIS INSTRUMENT PREPARED BY:

Amanda M. Beckett
Burr & Forman LLP
420 North 20th Street
Suite 3400 - Wachovia Tower
Birmingham, Alabama 35203
(205) 251-3000


20100708000217710 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
07/08/2010 02:50:23 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 6, 2007, HP Builders, LLC (“Mortgagor”), executed a Mortgage (the “Mortgage”) on the property hereinafter described in favor of Regions Bank (“Mortgagee”) which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama (the “Recording Office”) as instrument 20070810000375360 and corrected by Scriveners Affidavit recorded as instrument 20080110000013970; and re-recorded as instrument 20100618000195680; 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the Mortgagee under the Mortgage did declare all of the indebtedness secured by 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 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 June 23, 2010, June 30, 2010, and July 7, 2010; and

WHEREAS, on July 8, 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, Amanda M. Beckett was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank, in the amount of One Hundred Ninety Thousand Eight Hundred and 00/100 (\$190,800.00), which sum of money was credited on the indebtedness secured by said mortgage and said property was thereupon sold to Regions Bank.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Ninety Thousand Eight Hundred and 00/100 (\$190,800.00), on the indebtedness secured by said mortgage, the said Regions Bank, by and through Amanda M. Beckett conducting said sale, does hereby grant, bargain, sell and convey unto the said Regions Bank, 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 Regions Bank, 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.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Regions Bank has caused this instrument to be executed by and through Amanda M. Beckett, as Auctioneer conducting said sale, and as attorney in fact, and Amanda M. Beckett, as Auctioneer conducting said sale has hereunto set her hand and seal on this the 9th day of July, 2010.

HP BUILDERS, LLC,

Mortgagor

By: Regions Bank

By: Amanda M. Beckett
Amanda M. Beckett
As Auctioneer and Attorney in Fact

REGIONS BANK,

Mortgagee

By: Amanda M. Beckett
Amanda M. Beckett
As Auctioneer and Attorney in Fact

Amanda M. Beckett
Amanda M. Beckett
As Auctioneer and Attorney in Fact

Grantee Address:

Patsy Cochran
Regions Bank
1900 5th Avenue North
22nd Floor
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amanda M. Beckett, 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, she, in her 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 8th day of July, 2010.

Susan Ingram Goolsby
Notary Public
My Commission Expires: 8/29/2010

[AFFIX SEAL]



20100708000217710 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
07/08/2010 02:50:23 PM FILED/CERT

EXHIBIT A

Lots 228 and 230, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, page 62, in the Probate Office of Shelby County, Alabama.