


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                    )

  
20100722000233720 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/22/2010 12:29:13 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, **The Townley Corporation, Inc.** (herein referred to as “Grantor” or “Townley Corporation”) executed that certain Mortgage to AmSouth Bank that was subsequently acquired by Regions Bank (herein referred to as “Grantee” or “Mortgagee”) as successor in interest to AmSouth Bank, dated November 30, 2006, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20061205000590030** (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 Certified United States Mail, return receipt requested, and by publication in the **Shelby County Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **June 23, 2010, June 30, 2010 and July 7, 2010**, and,

WHEREAS, on **July 22, 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 **\$33,600.00** 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 **\$33,600.00**, Townley Corporation, 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.

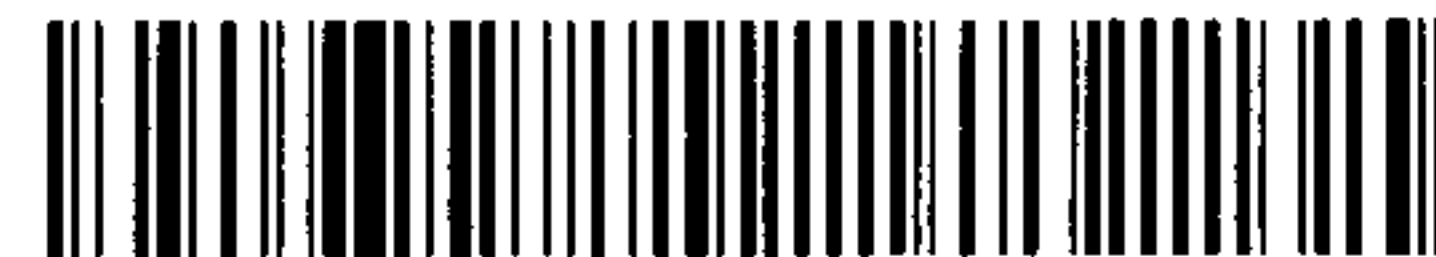
IN WITNESS WHEREOF, Townley Corporation, Mortgagor, by Regions Bank, by Clark A. Cooper, as auctioneer conducting said sale caused these presents to be executed on this the 22 day of July, 2010.

**The Townley Corporation, Inc.**

By: **Regions Bank**

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

**Clark A. Cooper,  
Auctioneer**



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STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clark A. Cooper, whose name as auctioneer 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of July, 2010.

Kelly B. Mullin  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Kelly B. Mullin  
~~Notary Public State At Large~~  
Commission Expires  
**June 28, 2013**

**This Instrument Prepared By:**

Clark A. Cooper  
Bradley R. Hightower  
Christian & Small, LLP  
505 20<sup>th</sup> Street North  
Suite 1800  
Birmingham, Alabama 35203

**Grantee's Address:**

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



## EXHIBIT A

Commence at the southeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said quarter-quarter Section a distance of 254.65 feet to a point on the North right of way line of Smokey Road (70 minutes right of way); thence turn an angle of  $9^{\circ}42'05''$  to the right and run along said right of way line a distance of 238.54 feet; thence turn and angle of  $74^{\circ}19'50''$  to the right and run north a distance of 200.57 feet to the point of beginning; thence run an angle of  $80^{\circ}45'36''$  to the left and run west a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right of way line of a County Road; thence turn an angle of  $78^{\circ}48'32''$  to the right and run north along the Eastern right of way line of said County Road 982.30 feet to an old iron; thence turn an angle of  $98^{\circ}08'18''$  to the right and run east a distance of 172.70 feet to a point; thence turn an angle of  $82^{\circ}25'39''$  to the right and run south a distance of 781.26 feet to a point; thence turn an angle of  $72^{\circ}58'17''$  to the left and run southeast a distance of 60.51 feet; thence turn an angle of  $74^{\circ}21'25''$  and run south a distance of 200.79 feet to the point of beginning.