

SEND TAX NOTICE TO:
Regions Bank dba Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016

CM #: 146517

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of April, 2003, Thomas W. Lesser, joined by Karen B. Lesser, his wife, executed that certain mortgage on real property hereinafter described to Regions Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20030515000302430, 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 with Regions Mortgage, Inc. 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 August 4, 2010, August 11, 2010, and August 18, 2010; and

WHEREAS, on August 31, 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 with Regions Mortgage, Inc. 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 Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank, Successor by Merger with Regions Mortgage, Inc.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Eighty-Eight Thousand Two Hundred Forty-Two And 35/100 Dollars (\$88,242.35) on the indebtedness secured by said mortgage, the said Regions Bank, Successor by Merger with Regions Mortgage, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 50-A, of a Resurvey of Lots 46, 47, 50 and 51 of Second Sector, Portsmouth, as recorded in Map Book 6, Page 80, in the Probate Office of Shelby County, Alabama, except that part of said Lot 50-A, more particularly described as follows: From the Southwest corner of said Lot 50-A, run Northeasterly along the common line between Lot 50-A and Lot 51 for a distance of 17.39 feet to the point of beginning; thence continue Northeasterly along same course for a distance of 34.68 feet; thence turn an angle right of 143 Degrees 42 Minutes and run Southerly a distance of 22.55 feet; thence turn an angle right and run Southwesterly for a distance of 21.35 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, 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



20100910000294140 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/10/2010 09:35:11 AM FILED/CERT

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 with Regions Mortgage, Inc., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this August 31, 2010.

Regions Bank, Successor by Merger with
Regions Mortgage, Inc.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Regions Bank, Successor by Merger with Regions Mortgage, Inc., 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this August 31, 2010.

Jennifer Russell Brown

Notary Public

MY COMMISSION EXPIRES MAY 30, 2014

My Commission Expires: _____

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