

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, **Stylemark Homebuilders, Inc.** (the "Grantor" or "Stylemark Homebuilders") executed that certain Mortgage to Regions Bank (herein referred to as "Grantee" or "Mortgagee"), dated May 11, 2004, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20040518000261240**; and erroneously discharged by that certain Discharge of Mortgage from Grantee to Grantor, dated January 8, 2008, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 2008011600021930**; and reinstated by that certain Decree Rescinding Discharge of Mortgage entered by the Circuit Court for Shelby County, Alabama on June 24, 2010 in Civil Action No. 2010-900236, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in **Instrument No. 20100726000237890** (collectively, 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 U.S. Regular Mail and by publication in the **Shelby County Reporter**, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of **August 25, 2010, September 1, 2010 and September 8, 2010**, and,

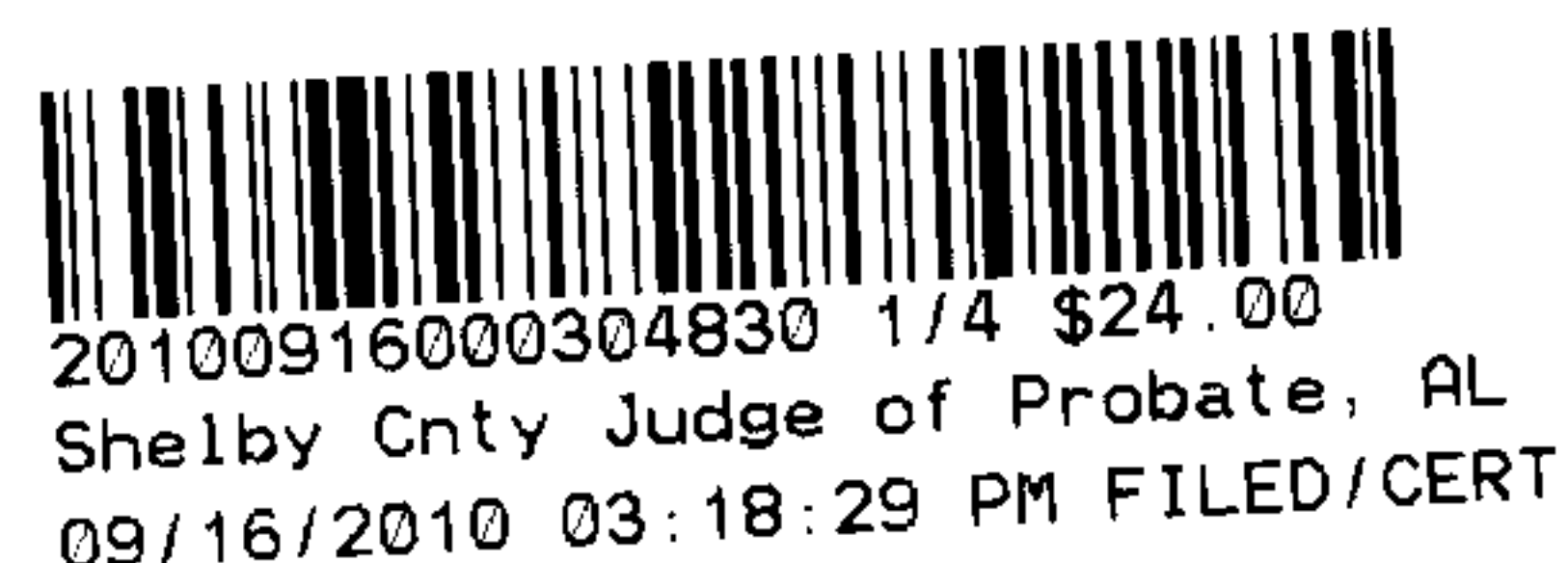
WHEREAS, on **September 16, 2010**, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Regions Bank did offer for sale and sell at public outcry, on the steps of the main entrance 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 **\$32,000.00** 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, Jeremy L. Carlson 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 **\$32,000.00**, Stylemark Homebuilders, Mortgagor, by and through Regions Bank, does grant, bargain, sell and



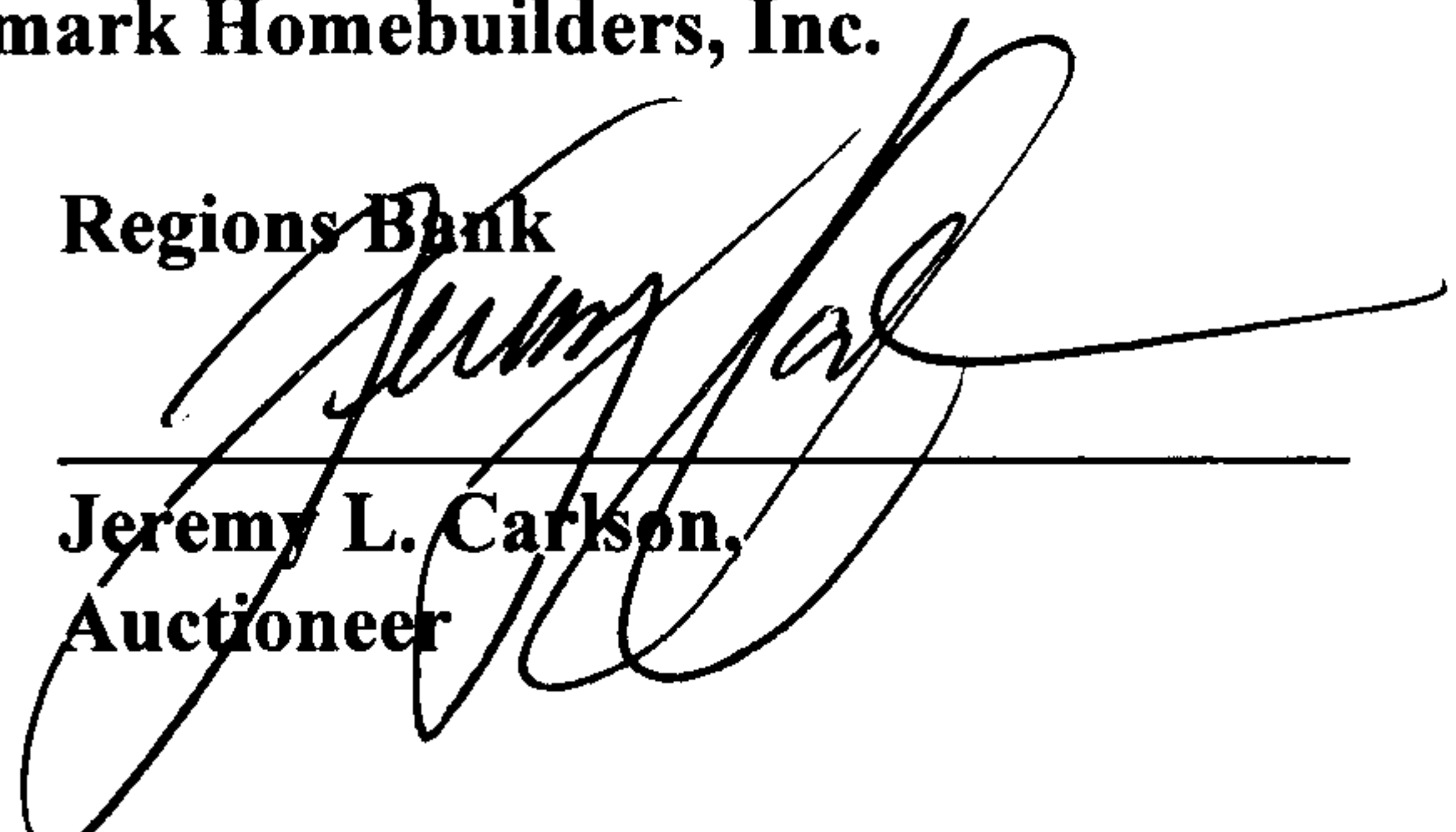
convey unto Regions Bank, the real property situated in Shelby County, Alabama described in the attached Exhibit "A."

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, Stylemark Homebuilders, Mortgagor, by Regions Bank, by Jeremy L. Carlson, as auctioneer conducting said sale caused these presents to be executed on this the 16 day of September, 2010.

Stylemark Homebuilders, Inc.

By: **Regions Bank**

By: 
Jeremy L. Carlson,
Auctioneer

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeremy L. Carlson, 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 16th day of September 2010.



NOTARY PUBLIC

My Commission Expires: 4/20/2014

This Instrument Prepared By:

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



20100916000304830 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/16/2010 03:18:29 PM FILED/CERT

Grantee's Address:

Regions Bank

Asset Management - Mail Code: ALBH10902B

1900 5th Avenue North, RC-9th Floor


Birmingham, Alabama 35203



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EXHIBIT A

Lot 526, according to the Final Plat Riverwoods Fifth Sector Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
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