


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

CM #: 193135

STATE OF ALABAMA)

COUNTY OF SHELBY)


20101229000438280 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/29/2010 12:45:30 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of June, 2000, James M. Shirley and wife, Mary H. Shirley, 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 Instrument Number 2000-22393, 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 d/b/a Regions Mortgage successor by merger to AmSouth 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 November 10, 2010, November 17, 2010, and November 24, 2010; and



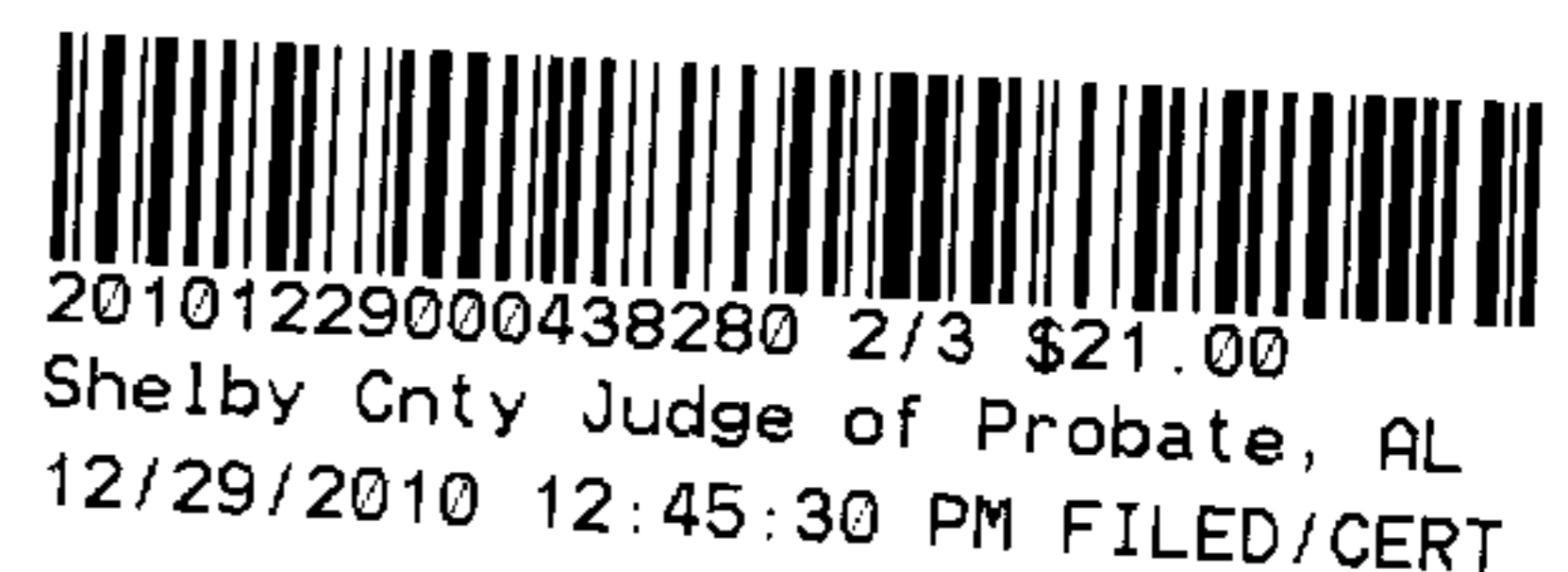
WHEREAS, on December 14, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Regions Bank d/b/a Regions Mortgage successor by merger to AmSouth did offer for sale and sell at public outcry 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 d/b/a Regions Mortgage successor by merger to AmSouth; and

WHEREAS, Federal Home Loan Mortgage Corporation, was the highest bidder and best bidder in the amount of One Hundred Twenty-Six Thousand Two Hundred Fifteen And 49/100 Dollars (\$126,215.49) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage successor by merger to AmSouth, 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 Federal Home Loan Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 15 East, and run South along the East line thereof 996.52 feet; thence 103 degrees 34 minutes 35 seconds right and run 743.89 feet; thence 15 degrees 54 minutes 20 seconds right and run 94.11 feet; thence 22 degrees 58 minutes 30 seconds right and run 277.44 feet to the South right of way of a paved county road; thence 80 degrees 13 minutes 58 seconds right and along said right of way line 153.96 feet to the start of an arc on said right of way line; thence run along said arc 95.00 feet; thence continue along said right of way line 210.49 feet to another arc on said line; thence run along said arc 103.60 feet; thence continue along said arc 252.00 feet to the North line of said NW 1/4 of NE 1/4; thence 45 degrees 17 minutes 00 seconds right and run East along said North line 379.92 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 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 d/b/a Regions Mortgage successor by merger to AmSouth, 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 December 14, 2010

Regions Bank d/b/a Regions Mortgage successor
by merger to AmSouth

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 d/b/a Regions Mortgage successor by merger to AmSouth, 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 December 14, 2010

Deirdre R. Smith
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES SEPTEMBER 11, 2012**

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



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