


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

  
20110203000039390 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/03/2011 02:59:45 PM FILED/CERT

CM #: 199890

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of October, 2006, Patrick Michael Johnson, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2007011100017510, said mortgage having subsequently been transferred and assigned to Regions Bank dba Regions Mortgage, by instrument recorded in Instrument Number 20071212000562170, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 dba Regions Mortgage 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 December 22, 2010, December 29, 2010, and January 5, 2011; and

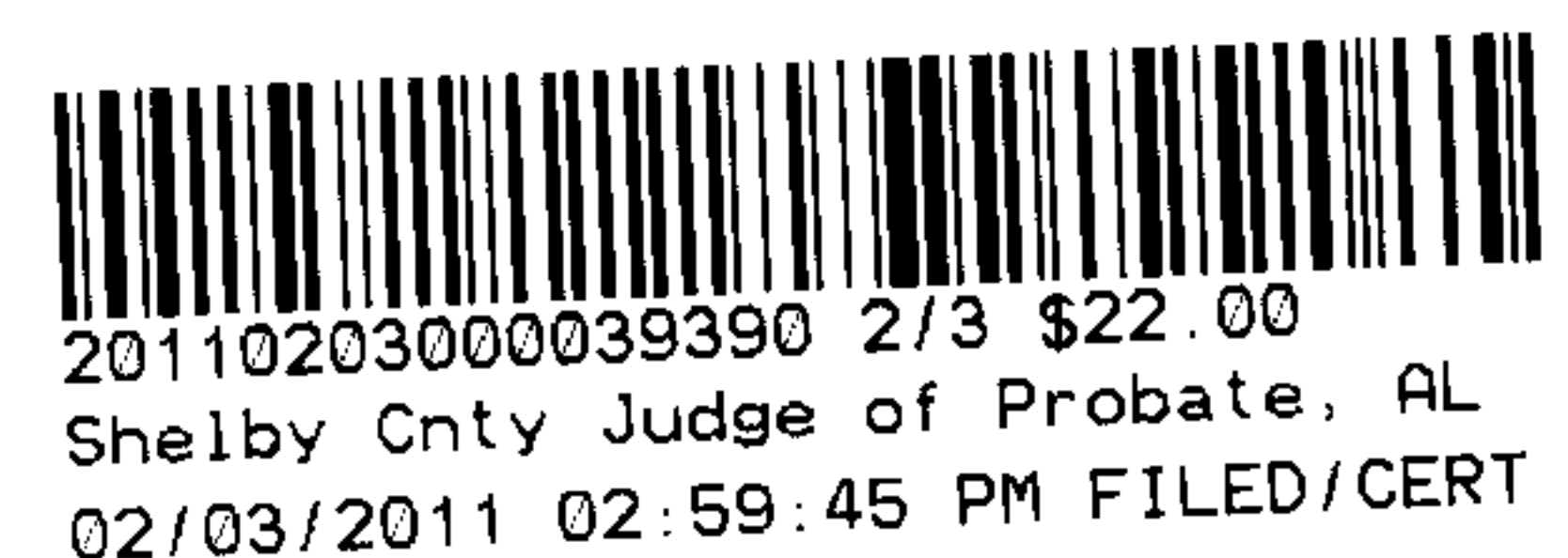
WHEREAS, on January 20, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Regions Bank dba Regions Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in 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 dba Regions Mortgage; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Ninety-Two Thousand Eight Hundred Twenty-Two And 37/100 Dollars (\$92,822.37) on the indebtedness secured by said mortgage, the said Regions Bank dba Regions Mortgage, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, 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:

Commence at the Northeast corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and run South along the East line of said Lot 15 for a distance of 413 feet more or less, to a point of intersection with the North line of Birmingham Street; thence right 86 degrees 41 minutes and run Westerly along said North line for a distance of 140.0 feet; thence right 91 degrees 26 minutes and run Northerly for a distance of 250.0 feet; thence left 91 degrees 26 minutes and run Westerly a distance of 92.0 feet; thence right 91 degrees 26 minutes and run Northerly for a distance of 163.0 feet, more or less. to the North line of Lot 14, Block 1, of said Birmingham Junction; thence right 88 degrees 34 minutes and run Easterly for a distance of 245.52 feet, more or less. to Point of Beginning. Situated in Shelby County, Alabama.

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





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 dba Regions Mortgage, 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 Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 20, 2011

Regions Bank dba Regions Mortgage

By: AMN Consulting, LLC

Its: Auctioneer and Attorney-in-Fact

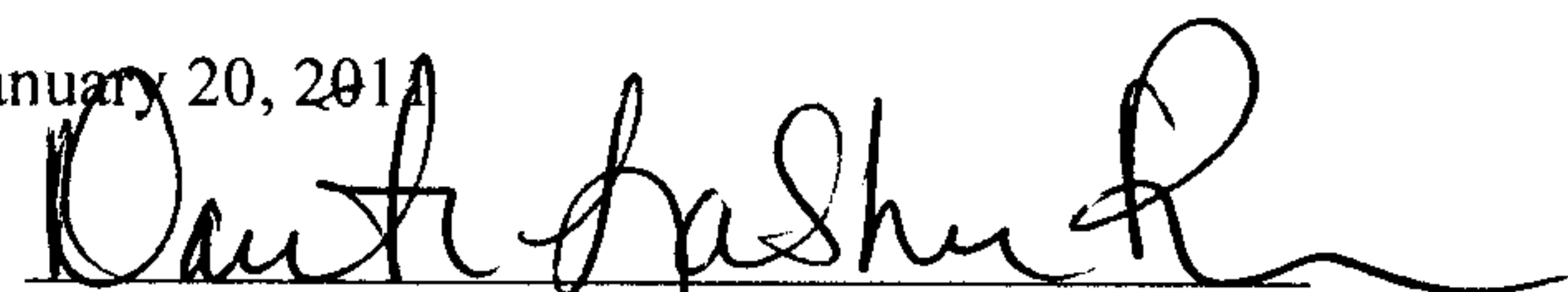
By:   
Aaron Nelson, Member

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 dba Regions Mortgage, 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 Transferee.

Given under my hand and official seal on this January 20, 2011

  
Notary Public  
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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