

THIS INSTRUMENT PREPARED BY:

**Douglas L. Anderson
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RSA Tower – Suite 22200
11 North Water Street
Mobile, Alabama 36602
(251) 344-5151**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

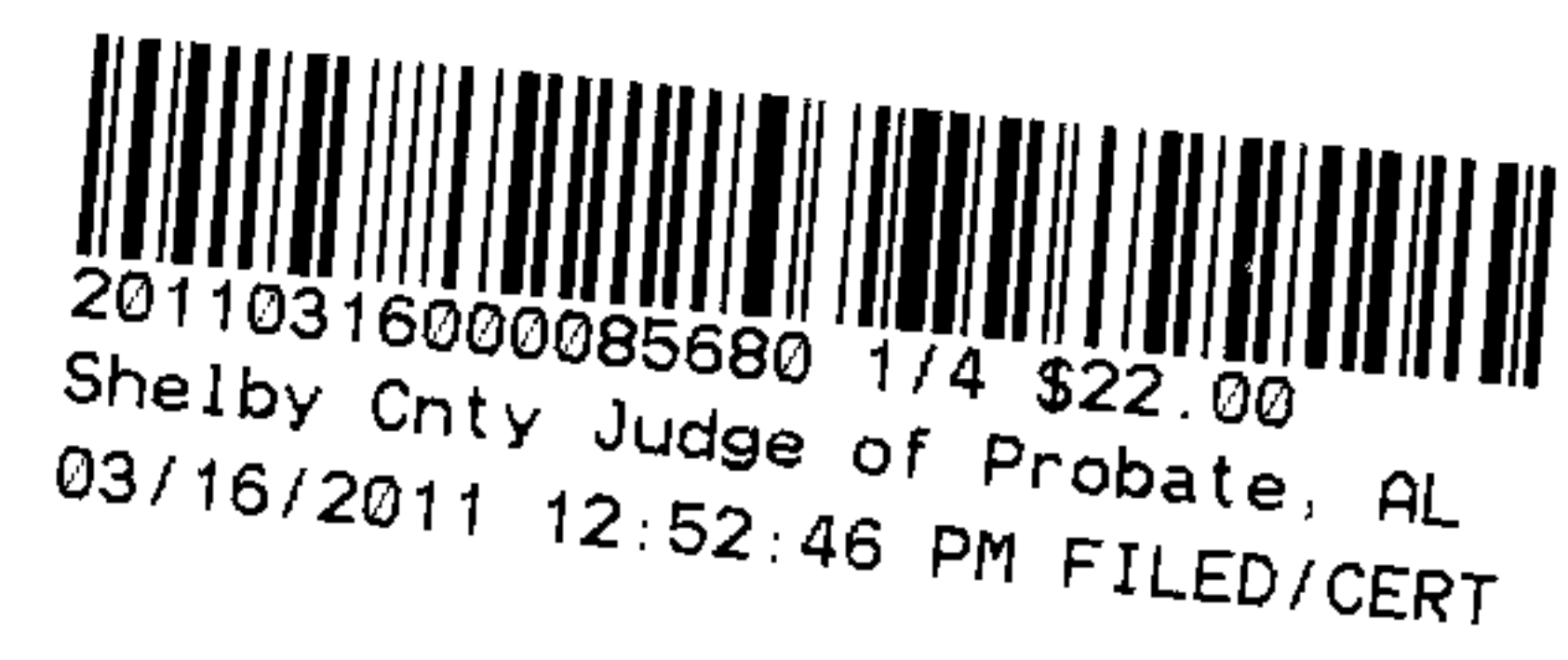
WHEREAS, heretofore on, to-wit: April 11, 2007, Haven Homes, LLC, an Alabama limited liability company ("Mortgagor"), executed a mortgage on the property hereinafter described in favor of Regions Bank ("Mortgagee"), which said mortgage is recorded as Instrument No. 20070418000178940, in the Probate Office of Shelby County, Alabama (the "Mortgage"); and

WHEREAS, in and by said Mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property for cash, and said Mortgage provided that in case of sale under the power and authority contained in the 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Mortgagee did declare all of the indebtedness secured by 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 by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its editions of February 23, 2011, March 2, 2011 and March 9, 2011; and

WHEREAS, on March 16, 2011, during the legal hours of sale, the day and time which the foreclosure was due to be held under the terms of said notice, said foreclosure was duly and properly conducted, and Mortgagee did offer for sale and sell at public outcry in front of the main entrance of the Shelby County Courthouse in the City of Columbiana, Shelby County, Alabama, the property described on Exhibit A attached hereto (the "Property"); and

WHEREAS, Clifton Mosteller was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and



WHEREAS, the highest and best bid for the Property described in the aforementioned Mortgage was the credit bid of Mortgagee, in the amount of Seventy Three Thousand Six Hundred Forty Six and 58/100 Dollars (\$73,646.58) (the "Bid"), which sum of money was credited on the indebtedness secured by the Mortgage; and

NOW, THEREFORE, in consideration of the premises and of the Bid in the amount of Seventy Three Thousand Six Hundred Forty Six and 58/100 Dollars (\$73,646.58) on the indebtedness secured by said mortgage, the said Mortgagee, by and through Clifton Mosteller conducting said sale, does hereby grant, bargain, sell and convey unto Regions Bank, all that Property situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said property unto Regions Bank, its successors and assigns in fee simple forever; subject, however, to any unpaid ad valorem taxes (including any roll back taxes and assessments); the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; unpaid municipal assessments resulting in a lien not extinguished by foreclosure of the Mortgage; minerals or mineral rights leased, granted or retained by prior owners; any oil, gas and other minerals and rights in connection therewith granted or retained in instruments of record prior to recordation of the Mortgage; all releases of damages, easements, rights of way, covenants and restrictions of record prior to recordation of the Mortgage; and any matters that would be disclosed by a current, accurate survey.

IN WITNESS WHEREOF, Mortgagee, has caused this instrument to be executed by Clifton Mosteller, as the Auctioneer and the person conducting said sale for Mortgagee, and in witness whereof Clifton Mosteller has executed this instrument in his capacity as such Auctioneer on this the 16th day of March, 2011.


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HAVEN HOMES, LLC

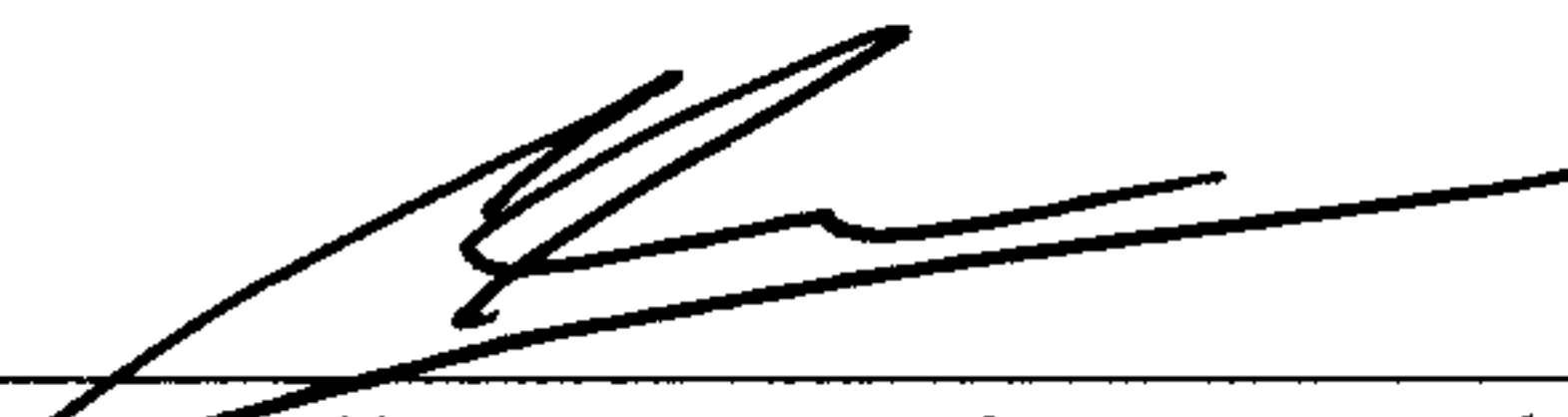
By: **Regions Bank**
Holder of the Mortgage

By: 
Clifton Mosteller, as auctioneer and the person
conducting the foreclosure sale for Regions
Bank

REGIONS BANK
Holder of the Mortgage

By: 
Clifton Mosteller, as auctioneer and the person
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By: 
Clifton Mosteller, as auctioneer and the person
conducting the foreclosure sale for Regions
Bank

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ss:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clifton Mosteller, whose name as Auctioneer and Attorney in Fact 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 the conveyance, he/she, in his/her capacity as such Auctioneer and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2011.

[Affix Seal]

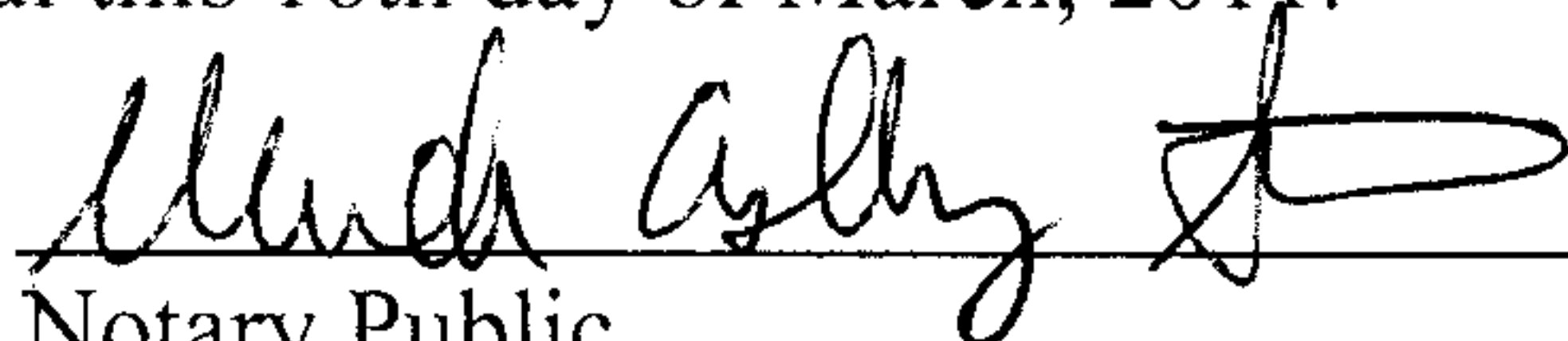

Notary Public
My Commission Expires: 11/2/2013

EXHIBIT A

Lots 18 and 19, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

