

This instrument prepared by:
Donna Knotts Byrd, Esq.
Walding, LLC.
505 20th Street N, Ste 620
Birmingham, AL 35203

Send tax notice to:
REGIONS BANK
Asset Management
Mail Code: ALBH10902B
1900 5th Avenue North, RC-9th Floor
Birmingham, AL 35203

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: January 16, 2008, MAB SERVICES, LLC., mortgagor, executed a certain mortgage to REGIONS BANK which said mortgage is recorded at Instrument #20080129000037840, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said REGIONS BANK 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, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of January 26, February 2 & 9, 2011; and,

WHEREAS, on March 24, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said REGIONS BANK did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter 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 Two Hundred Seventy-six Thousand Nine Hundred Fourteen and 00/100 Dollars (\$276,914.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to REGIONS BANK; and,

WHEREAS, Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Two Hundred Seventy-six Thousand Nine Hundred Fourteen and 00/100 Dollars (\$276,914.00), MAB SERVICES, LLC, mortgagor, by and through the said Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, does grant, bargain, sell and convey unto the said REGIONS BANK, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Units 1022 and 1024, Building 10, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, and the First Amendment to Declaration as recorded in Instrument 20070817000390020 in the Probate Office of Shelby County, Alabama and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1st Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, page 11, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000183970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said REGIONS BANK, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said REGIONS BANK, by Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 24th day of March, 2011.

BY: Teresa S. Adams
Teresa S. Adams, agent and attorney-in-fact for
REGIONS BANK, as Auctioneer

Teresa S. Adams
Teresa S. Adams, as Auctioneer conducting
said sale

THE STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Adams, whose name as agent and attorney-in-fact for REGIONS BANK, as auctioneer conducting said sale, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of March, 2011.

Chanty R Hogg
Notary
3-31-2012