

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

CM #: 211618

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110412000113670 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/12/2011 01:49:17 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of October, 2004, George W. Birdyshaw, unmarried, executed that certain mortgage on real property hereinafter described to Union Planters Bank, N.A. d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041102000603790, 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 Union Planters Bank, N. A. 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 March 9, 2011, March 16, 2011, and March 23, 2011; and



WHEREAS, on April 4, 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 d/b/a Regions Mortgage successor by merger to Union Planters Bank, N. A. 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

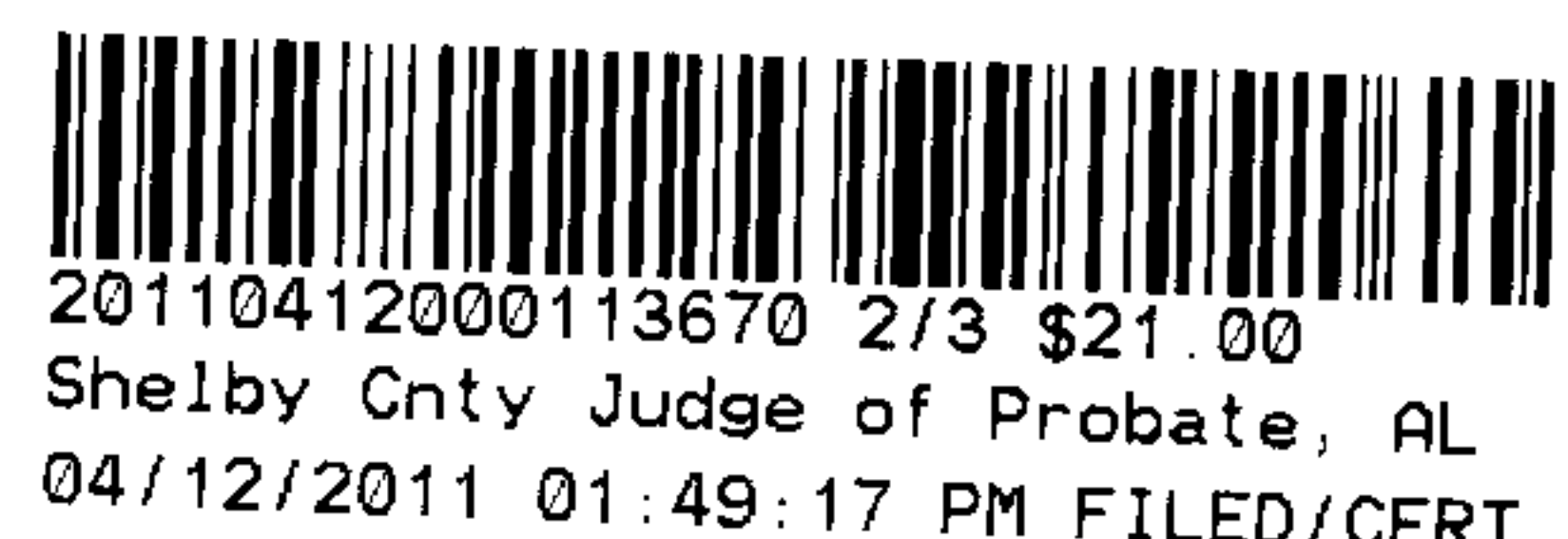
WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, N. A.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Eighty-One Thousand Nine Hundred And 82/100 Dollars (\$181,900.82) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, N. A., 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 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:

Lot 266 according to the Survey of Eagle Point, 2nd Sector, Phase 2 as
recorded in Map Book 19, Page 67, Shelby County, Alabama Records

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.

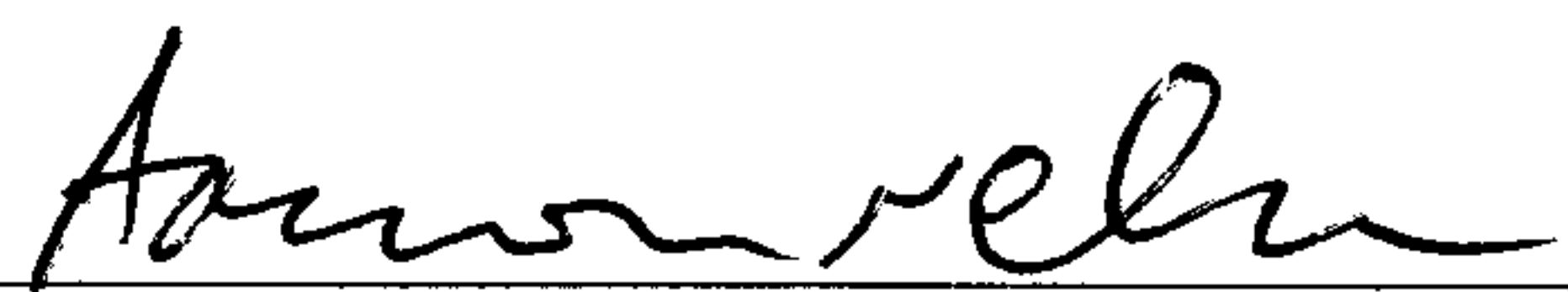
IN WITNESS WHEREOF, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, N. A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee,



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 April 4, 2011.

Regions Bank d/b/a Regions Mortgage successor
by merger to Union Planters Bank, N. A.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

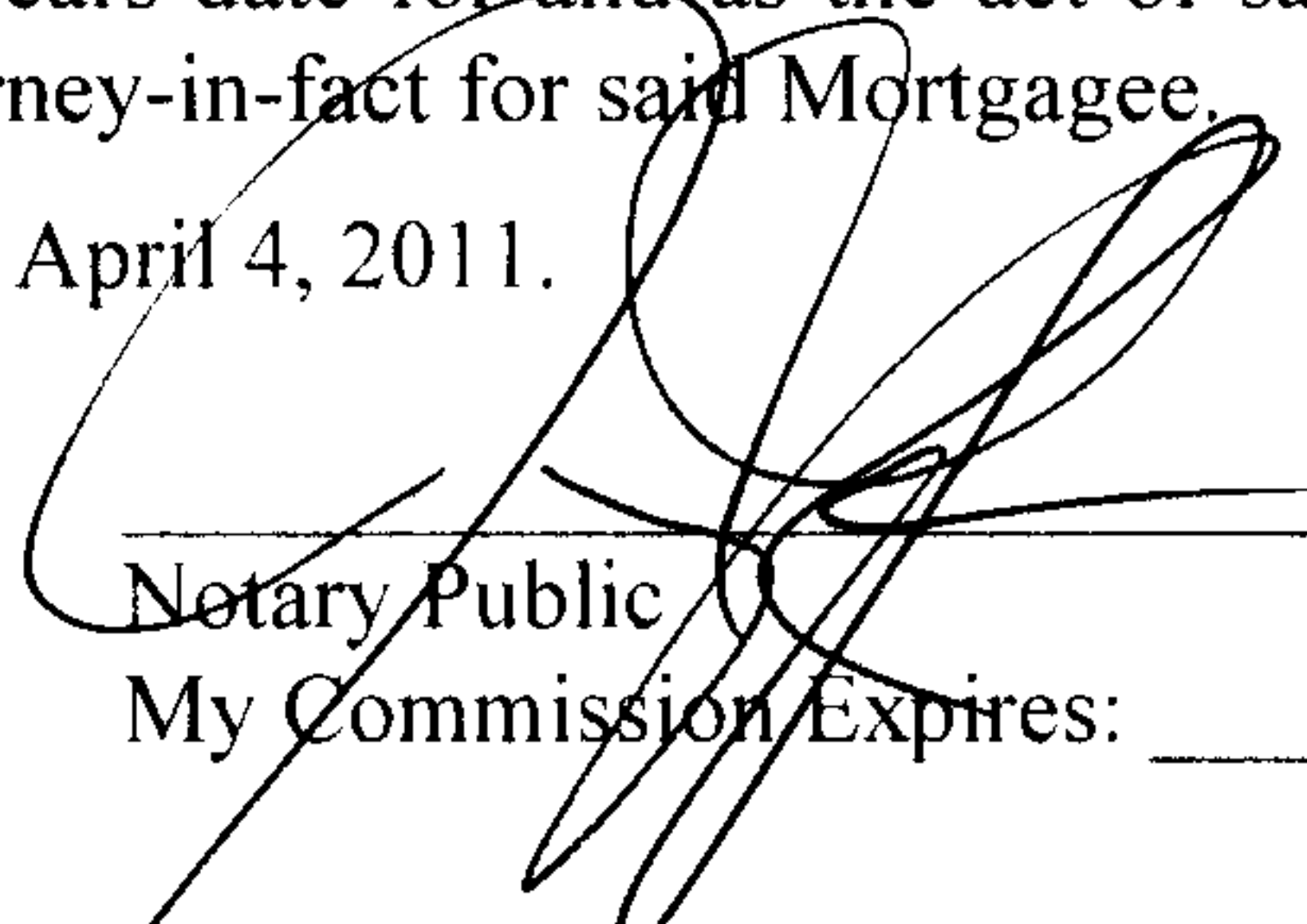
By: 
Aaron Nelson, Member

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 d/b/a Regions Mortgage successor by merger to Union Planters Bank, N. A., 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 April 4, 2011.


Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES APRIL 5, 2014


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