


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

CM #: 166470

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110420000120550 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of August, 2009, Anita S. Oliver, a married woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Regions Bank 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. 20090818000318170, said mortgage having subsequently been transferred and assigned to Regions Bank d/b/a Regions Mortgage, by instrument recorded in Instrument Number 20100527000169180, 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 d/b/a 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 March 16, 2011, March 23, 2011, and March 30, 2011; and

WHEREAS, on April 12, 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 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; and

WHEREAS, Regions Bank d/b/a Regions Mortgage, was the highest bidder and best bidder in the amount of One Hundred Fifteen Thousand Four Hundred Sixty And 99/100 Dollars (\$115,460.99) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a 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 Regions Bank d/b/a Regions Mortgage, 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 the Southeast 1/4 of the Northeast 1/4 of Section 3, T21S, R1E Shelby County, Alabama and run South along the East boundary thereof 60.0 feet to the point of beginning, said point lying on the Southwest margin or right of way of Airport Road (gravel, 30 foot ROW) thence turn right 90 degrees 20 minutes 38 seconds Westerly 344.66 feet, thence turn left 90 degrees 19 minutes 22 seconds Southerly 524.8 feet, thence run East 491.9 feet to an iron pin on the South margin or right of way of Airport Road, thence run Northwesterly along said road margin 545 feet to the point of beginning. Above described parcel lying in the Southeast 1/4 of the Northeast 1/4 of Section 3 and the Southwest 1/4 of the Northwest 1/4 of Section 2, all in T21S, R1E, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Regions Bank d/b/a Regions Mortgage 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



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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, 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 April 12, 2011.

Regions Bank d/b/a 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 d/b/a 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 April 12, 2011.


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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