


THIS INSTRUMENT WAS PREPARED BY:

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2110 Devereux Circle, Ste 100
Birmingham, Al 35243

SEND TAX NOTICES TO:

Regions Bank
P.O. Box 18001
Hattiesburg, MS 39404

STATE OF ALABAMA)
COUNTY OF SHELBY)


FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 28, 2000, Michael G. Martin and wife, Tracey J. Martin, executed a certain mortgage on the property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 2000-23273; 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 before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regions Bank Successor by Merger with AmSouth Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 26, November 2 and November 9, 2011 and

WHEREAS, on November 17, 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 and properly conducted, and Donna C. McCay did offer for sale and sell at public outcry in


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front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Donna C. McCay was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank, in the amount of \$339,608.40, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank, by and through Donna C. McCay, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank, the following described property situated in Shelby County, Alabama, to-wit:

Lot 245, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded in Instrument #1996-10928, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD the above described property to Regions Bank and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Regions Bank and Michael G. Martin and wife, Tracey J. Martin have caused this instrument to be executed by and through Donna C. McCay, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Donna C. McCay, as Auctioneer conducting said sale on November 17, 2011.

Regions Bank

By: Donna C. McCay

Donna C. McCay, Attorney-in-Fact


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Michael G. Martin and wife, Tracey J. Martin

By: Donna C. McCay
Donna C. McCay, The person acting as Auctioneer
and conducting the sale as its Attorney-in-Fact

Donna C. McCay
Donna C. McCay, As the Auctioneer and person
making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Donna C. McCay, whose name as Attorney-in-Fact for Michael G. Martin and wife, Tracey J. Martin, and whose name as Attorney-in-Fact and agent for Regions Bank; and whose name as Auctioneer and person making 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 17 day of November, 2011.

Karen G. Singleton
Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 5/2/2014

