

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, The MAC Group, Inc., executed a certain mortgage to Regions Bank, dated July 28, 2006, filed August 3, 2006 and recorded in Instrument # 20060803000374540, in the Probate Office of Shelby County, Alabama; and

WHEREAS, Regions Bank, is the owner and holder of said mortgage and the debt secured thereby; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as Mortgagee; did declare the indebtedness secured by said mortgage due and payable; and

WHEREAS, under the power contained in said mortgage, the undersigned, Michael L. McKerley, as Auctioneer, Agent and Attorney-in-Fact for the said Regions Bank, advertising the said property described in said mortgage herein mentioned, for sale in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in accordance with the terms and tenor of said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 16th day of December, 2011, during the legal hours of sale, in front of the Courthouse door of Shelby County, Columbiana, Alabama, and the same was then and there purchased by Regions Bank for the sum of Forty-Seven Thousand Sixty-Two and 00/100 Dollars (\$47,062.00), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of Forty-Seven Thousand Sixty-Two and 00/100 Dollars (\$47,062.00), and in consideration of the premises, and the law in such cases made and provided, I, the said Michael L. McKerley, as such Auctioneer, Agent, and Attorney-in-Fact, do hereby grant, bargain, sell and convey unto the said Regions Bank, its successors and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

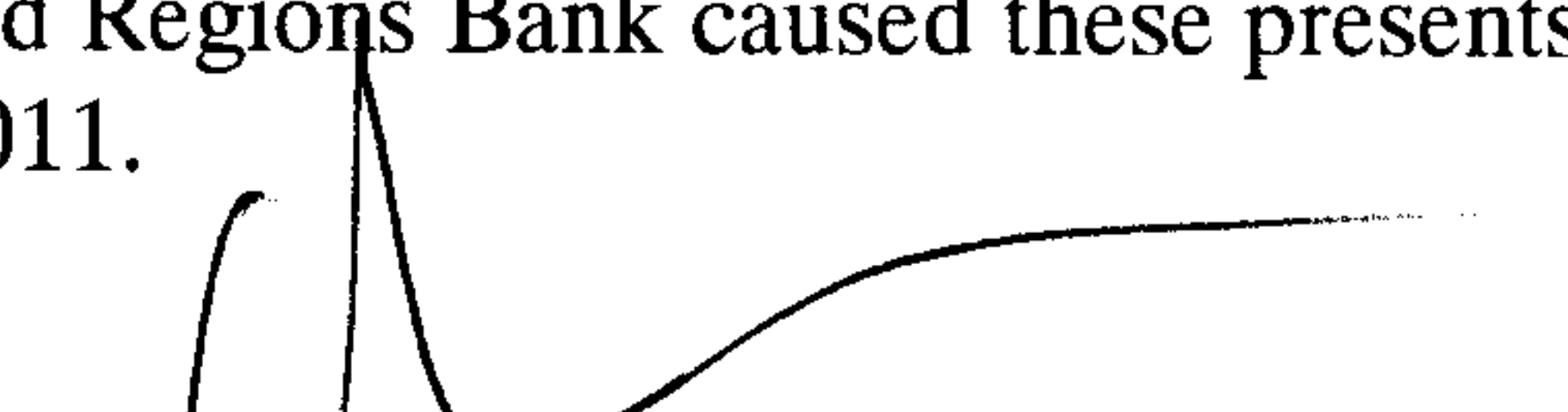
Lots 5, 18 and 33, Marengo Subdivision, Sector One, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

Lot 39, Marengo Subdivision, Sector Two, as recorded in Map Book 26, Page 90, in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD all of the above described and granted premises unto the said Regions Bank, its successors and assigns, forever; subject, however, to all of the following, which may affect the title to said property: all zoning ordinances; any restrictions of record in the Probate Office aforesaid; matters which would be disclosed by an accurate survey and/or inspection of the property; easements and/or rights-of-way; any tax liens; ad valorem taxes; judgment liens, if any; special assessments, if any; statutory rights of redemption; and/or any other matters of record superior to said Mortgage 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, the said The MAC Group, Inc., Mortgagor, by and through the said Regions Bank, Mortgagee, by and through Michael L. McKerley, as Auctioneer, Agent, and Attorney-in-Fact for the said Regions Bank caused these presents to be executed on this the 16th day of December, 2011.


Michael L. McKerley, as Auctioneer,
Agent and Attorney-in-Fact for
Regions Bank
Owner and Holder of said Mortgage

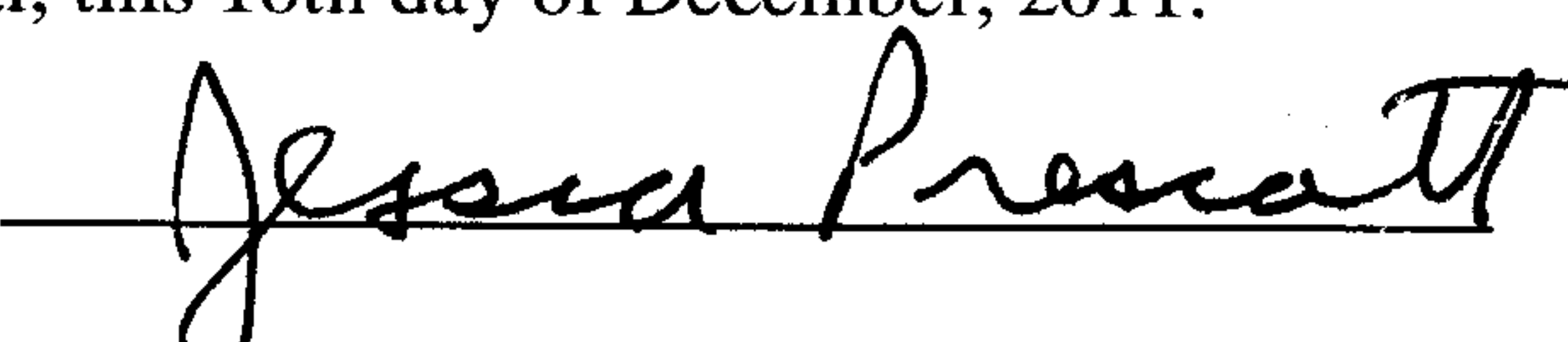
STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael L. McKerley, whose name as Auctioneer, Agent and Attorney-in-Fact for Regions Bank, owner and holder of said mortgage, 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, in his capacity as such Auctioneer, Agent and Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

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

My Commission Expires
November 08, 2014

THIS INSTRUMENT PREPARED BY:
MICHAEL L. MCKERLEY
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Send Tax Notice to:
Regions Bank-OREO
Asset Management – Mail Code:
ALBH10902B
1900 5th Avenue North
Birmingham, AL 35203