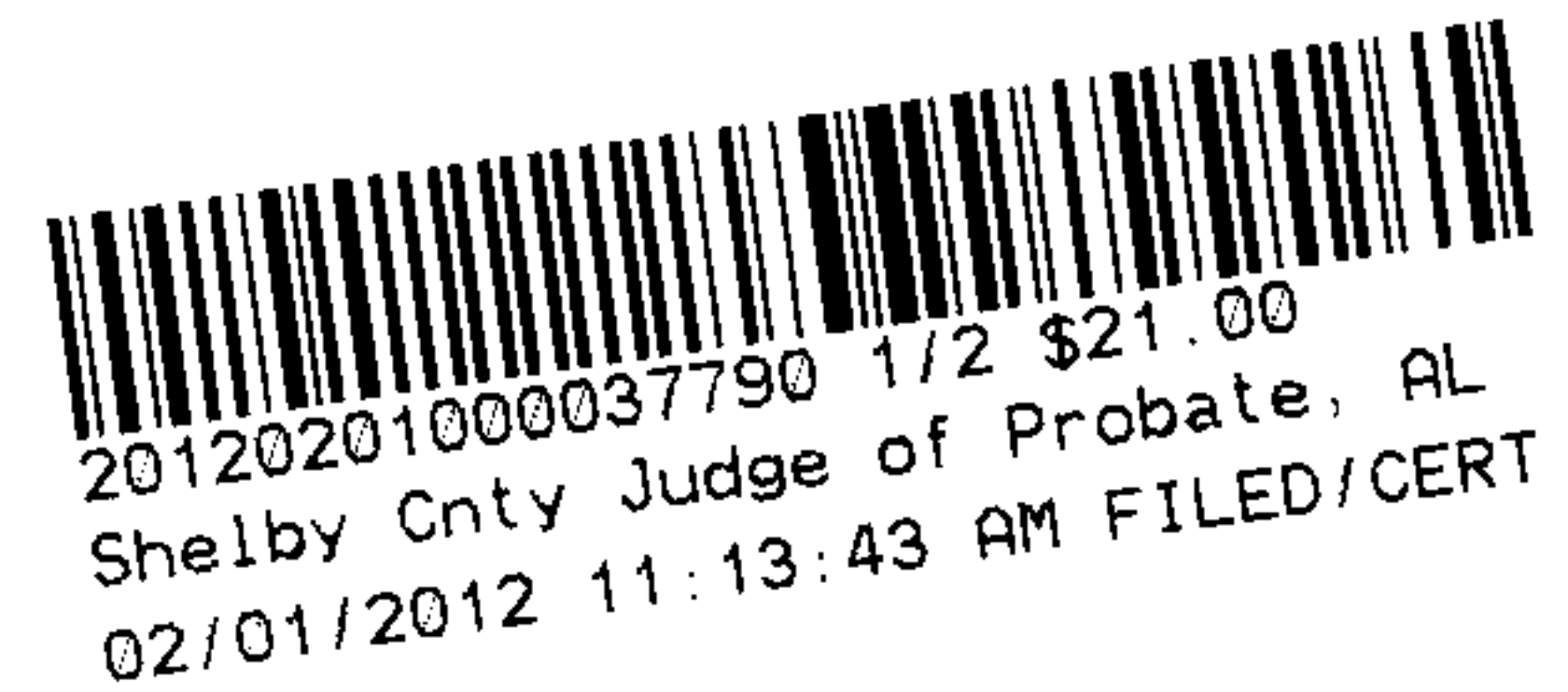


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: November 27, 2001, Barry C. Mohl, and Lorna E. Mohl, husband and wife, Mortgagors, executed a certain mortgage to Regions Bank, successor by merger to AmSouth Bank, a corporation, said mortgage being recorded in Instrument 2001-53529, and modified in Instrument 20021024000525350, further modified in 20030116000033020 and lastly modified in 200510147000537880 in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, successor by merger to AmSouth Bank,, as Mortgagee, did declare all of the indebtedness secured by the 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 U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of December 28, 2011, January 4 and 11, 2012;and

WHEREAS, on January 25, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said, Regions Bank, successor by merger to AmSouth Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, 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, successor by merger to AmSouth Bank, in the amount of One Hundred Thirty Thousand Five Hundred and 00/100 Dollars (\$130,500.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said, Regions Bank, successor by merger to AmSouth Bank; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank, successor by merger to AmSouth Bank; 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 One Hundred Thirty Thousand Five Hundred and 00/100 Dollars (\$130,500.00), Barry C. Mohl, and Lorna E. Mohl, husband and wife, Mortgagors, by and through the said Regions Bank, successor by merger to AmSouth Bank, as mortgagee, do grant, bargain, sell and convey unto Regions Bank, successor by merger to AmSouth Bank, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Lot 34, according to the Survey of Chase Plantation 4th Sector, less and except the Southerly 2 feet, as recorded in Map Book 9, page 156, in the Probate Office of Shelby County, Alabama.

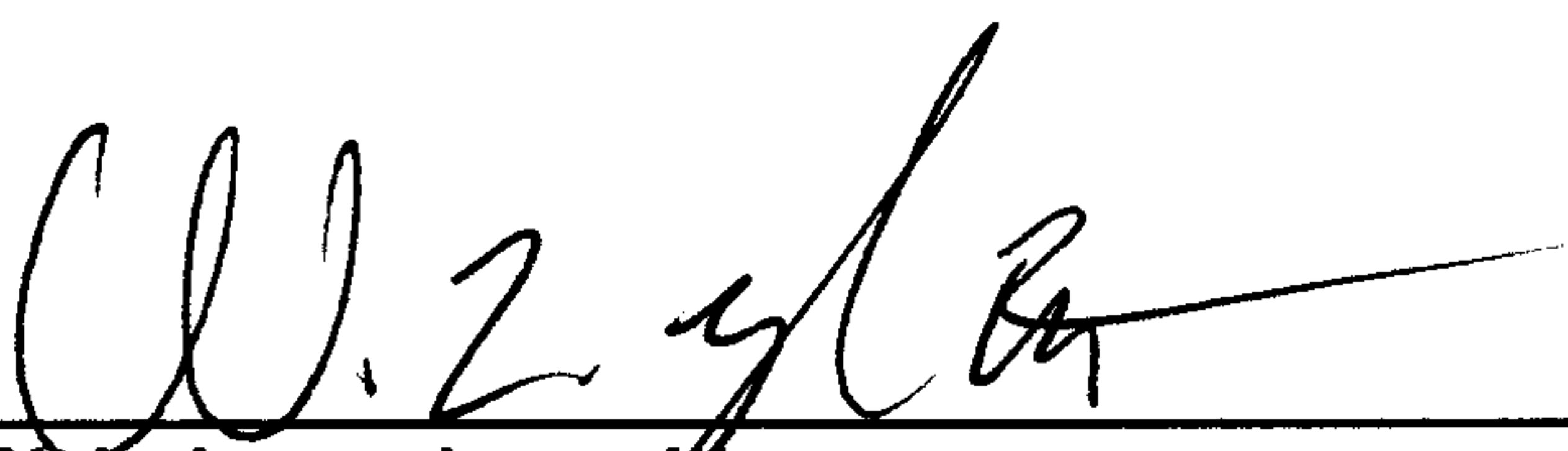
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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD, the above described property unto the said Regions Bank, its successors and assigns forever; subject, however, to the statutory right of redemption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

IN WITNESS WHEREOF, the said Barry C. Mohl, and Lorna E. Mohl, husband and wife, Mortgagors, by the said Regions Bank, successor by merger to AmSouth Bank, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 25th day of January, 2012.

**BARRY C. MOHL
AND
LORNA E. MOHL
MORTGAGORS**

**By: REGIONS BANK, SUCCESSOR BY
MERGER TO AMSOUTH BANK,
AS MORTGAGEE**

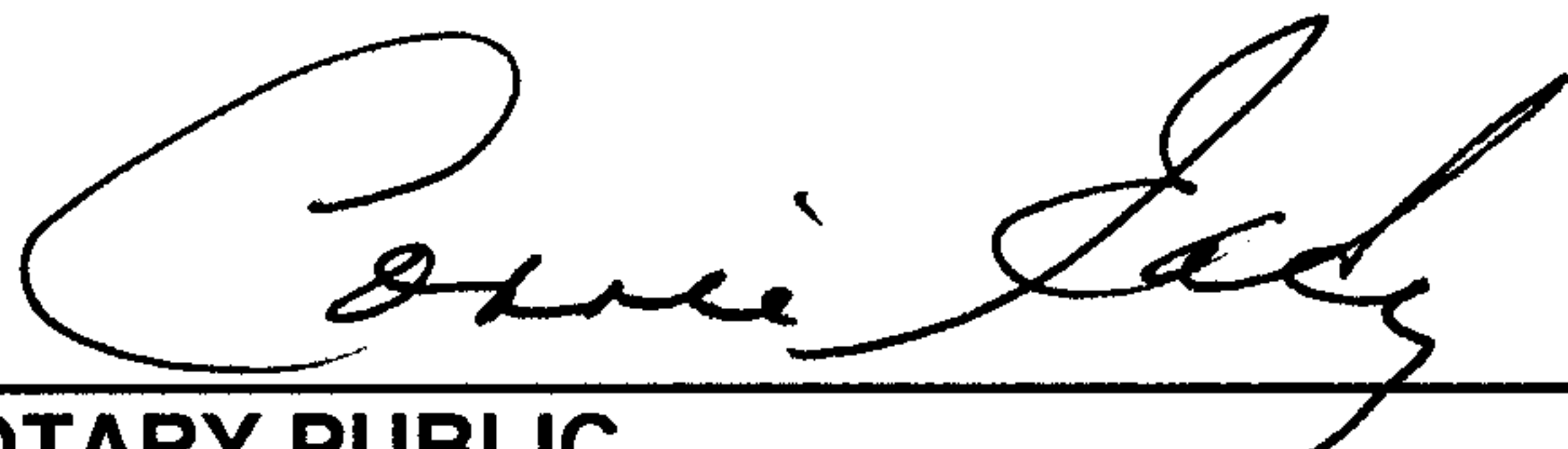
By: 

W. L. Longshore, III,
Auctioneer

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said Regions Bank, successor by merger to AmSouth Bank, 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, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January, 2012.



NOTARY PUBLIC
My Commission Expires: 07/10/2014

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703

GRANTEE'S ADDRESS:
Regions Bank
P. O. Box 10063
Birmingham, AL 35202-0063