



20120314000089430 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/14/2012 01:46:56 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on November 30, 2004, Chad K. Brannon, an unmarried man, executed a certain mortgage on the 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, at Instrument No. 20041210000677250; 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 the said Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage 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 February 8, 2012, February 15, 2012, February 22, 2012; and

WHEREAS, on March 1, 2012, 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 Nicole Brock did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Nicole Brock was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage; 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 \$54,000.00, which sum of money Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage, by and through Nicole Brock, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank, the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, in Block 4, according to Survey of Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, 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 Successor by Merger to Union Planters Bank,
N.A. d/b/a Regions Mortgage and Chad K. Brannon have caused this instrument to be executed
by and through Nicole Brock, as Auctioneer conducting said sale, and as their Attorney-in-Fact,
and Nicole Brock, as Auctioneer conducting said sale on March 1, 2012.


Regions Bank Successor by Merger to Union Planters
Bank, N.A. d/b/a Regions Mortgage

By: Nicole Brock
Nicole Brock, Attorney-in-Fact

Chad K. Brannon

By: Nicole Brock
Nicole Brock, The person acting as Auctioneer and
conducting the sale as its Attorney-in-Fact

By: Nicole Brock
Nicole Brock, As the Auctioneer and person making said
sale

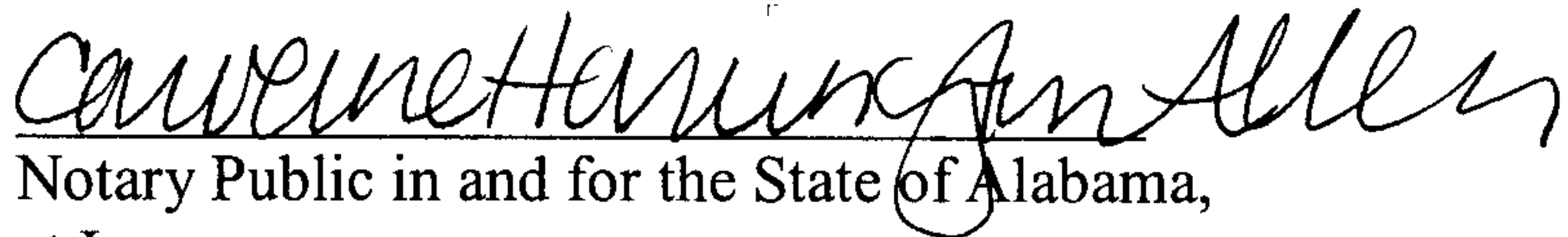

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STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Nicole Brock, whose name as Attorney-in-Fact for Chad K. Brannon, and whose name as Attorney-in-Fact and agent for Regions Bank Successor by Merger to Union Planters Bank, N.A. d/b/a Regions Mortgage; 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 15th day of March, 2012.



Notary Public in and for the State of Alabama,
at Large

My Commission Expires:

**My Commission Expires
September 22, 2013**



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