

THIS INSTRUMENT WAS PREPARED BY:

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2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on July 29, 2005, Tyrone C Means, a married man, and Kenneth L. Thomas, and unmarried man, and Henry L. Gillis, a married man, 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. 20050817000424680; 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 March 28, 2012, April 4, 2012, and April 11, 2012; and

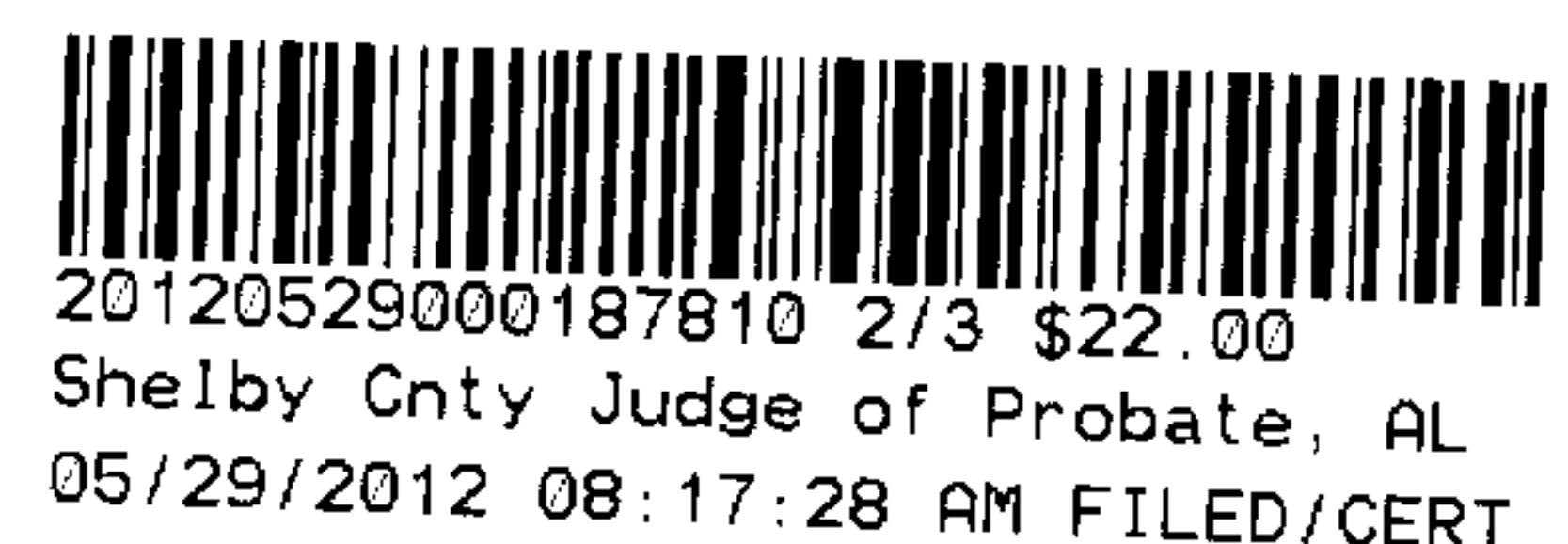
WHEREAS, on April 18, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Ryan Danforth did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Ryan Danforth was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank Successor by Merger with AmSouth 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 \$500,250.00, which sum of money Regions Bank Successor by Merger with AmSouth Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank Successor by Merger with AmSouth Bank, by and through Ryan Danforth, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank Successor by Merger with AmSouth 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 51, according to the Survey of Greystone, 7th Sector, Phase I, as recorded in the Map Book 18, Page 120 A,B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, common areas, and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

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 with AmSouth Bank and Tyrone C Means and Kenneth L. Thomas and Henry L. Gillis have caused this instrument to be executed by and through Ryan Danforth, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Ryan Danforth, as Auctioneer conducting said sale on April 18, 2012.

Regions Bank Successor by Merger with AmSouth Bank

By: 
Ryan Danforth, Attorney-in-Fact

Tyrone C Means and Kenneth L. Thomas and Henry L. Gillis

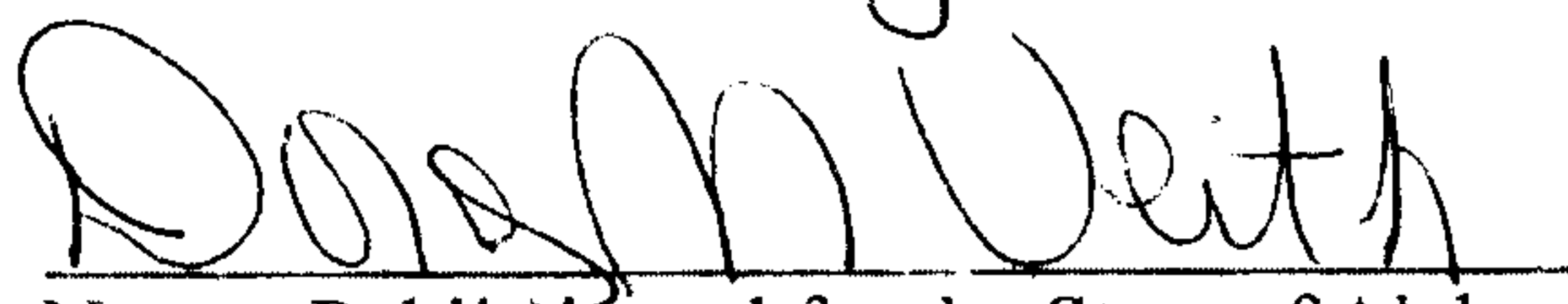
By: 
Ryan Danforth, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: 
Ryan Danforth, 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 Ryan Danforth, whose name as Attorney-in-Fact for Tyrone C Means and Kenneth L. Thomas and Henry L. Gillis, and whose name as Attorney-in-Fact and agent for Regions Bank Successor by Merger with AmSouth 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 23rd day of May, 2012.


Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 6-28-14



20120529000187810 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/29/2012 08:17:28 AM FILED/CERT



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large