

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Five Star Properties, LLC executed a mortgage to Regions Bank, dated January 30, 2003, filed March 12, 2003 and recorded in Instrument No. 2003031200015113, along with Assignment of Rents as recorded in Instrument No. 2008030500008939, 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

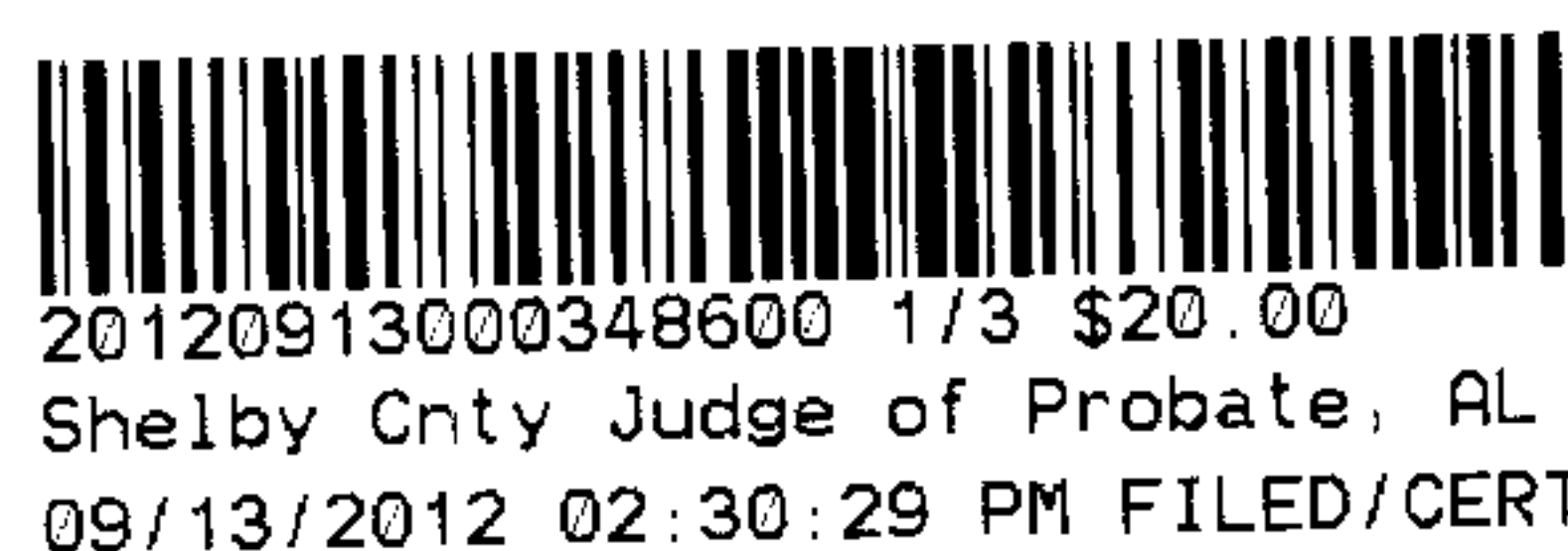
WHEREAS, under the power contained in said mortgage, the undersigned, Michael L. McKerley, as Auctioneer, Agent and Attorney-in-Fact for the said Regions Bank, advertising the said property described in said mortgage herein mentioned, for sale in The Shelby County Reporter, a newspaper published in Shelby 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 13th day of September, 2012, 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 Sixty-Four Thousand Three Hundred Fifty and 00/100 Dollars (\$64,350.00), which said amount is the last, best and highest bid therefore.

NOW, THEREFORE, in consideration of the sum of Sixty-Four Thousand Three Hundred Fifty and 00/100 Dollars (\$64,350.00), 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:

Lot 10, according to the Survey of Applegate Gardens, as recorded in Map Book 29, Page 52, 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



IN WITNESS WHEREOF, the said Five Star Properties, LLC, 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 13th day of September, 2012. 

STATE OF ALABAMA)
SHELBY COUNTY)

Given under my hand and official seal, this 13th day of September, 2012.

Jessie Prescott

Send Tax Notice to:
Regions Bank-OREO
Asset Management – Mail Code:
ALBH10902B
1900 5th Avenue North
Birmingham, AL 35203



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FIVE STAR PROPERTIES Grantee's Name REGIONS BANK
Mailing Address ALB 10902B Mailing Address ALB 10902B
1900 5TH AVE N 1900 5TH AVE N
BHAM AL 35203 BHAM AL 35203

Property Address 10 APPLEGATE GARDENS Date of Sale 9-13-12
ALABAMA AL Total Purchase Price \$ 64,350.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other /
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-13-12

Print M. McKEELEY

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



20120913000348600 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/13/2012 02:30:29 PM FILED/CERT

Form RT-1