

SEND TAX NOTICE TO:
Regions Bank dba Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016

20120920000358700 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/20/2012 11:23:35 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of February, 2009, Martha Garcia, an unmarried person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20090213000051180, said mortgage having subsequently been transferred and assigned to Regions Bank d/b/a Regions Mortgage, by instrument recorded in Instrument Number 20120402000111180, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Region Mortgage did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure



of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 11, 2012, July 18, 2012, and July 25, 2012; and


WHEREAS, on September 10, 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 conducted, and Regions Bank d/b/a Region Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank d/b/a Region Mortgage; and

WHEREAS, Regions Bank d/b/a Region Mortgage was the highest bidder and best bidder in the amount of One Hundred Eighty-Four Thousand Four Hundred Twenty-Three And 42/100 Dollars (\$184,423.42) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Region Mortgage, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Regions Bank d/b/a Region Mortgage all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Cedar Cove Royal Addition, as recorded in Map Book 12, Page 66, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Regions Bank d/b/a Region Mortgage its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.


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IN WITNESS WHEREOF, Regions Bank d/b/a Region Mortgage, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 13 day of Sept, 2012.

Regions Bank d/b/a Region Mortgage

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Regions Bank d/b/a Region Mortgage, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

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

[Signature]
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2016

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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Real Estate Sales Validation Form

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

Grantor's Name	<u>Regions Bank d/b/a Regions Mortgage</u>	Grantee's Name	<u>Regions Bank d/b/a Regions Mortgage</u>
Mailing Address	<u>c/o Regions Bank dba Regions Mortgage</u> <u>7130 Goodlett Farms Parkway</u> <u>Cordova, TN 38016</u>	Mailing Address	<u>c/o Regions Bank dba Regions Mortgage</u> <u>7130 Goodlett Farms Parkway</u> <u>Cordova, TN 38016</u>
Property Address	<u>109 Cedar Cove Ln</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>9/10/2012</u>
		Total Purchase Price	<u>\$184,423.42</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Foreclosure Bid Price

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 _____

Print Andria Piper, foreclosure specialist

____ Unattested

(verified by)

Sign Andria Piper
(Grantor/Grantee/Owner/Agent) circle one

