

Grantor: M.B.F.A. Investments LLC 2841 Highway 31 S Pelham, AL 35124 Grantee: REGIONS BANK Asset Management Mail Code: ALBH10902B 1900 5 th Ave North, RC-9 th Floor Birmingham, AL 35203	Property Address: 2841 Highway 31 S Pelham, AL 35124 Date of Sale: October 16, 2012 Total Purchase Price: \$373,750.00 Purchase Price Verification: See deed below
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This instrument prepared by:
Donna Knotts Byrd
Walding, LLC
505 20th St N, Ste 620
Birmingham, AL 35203

Send tax notice to:
REGIONS BANK
Asset Management
Mail Code: ALBH10902B
1900 5th Ave North, RC-9th Floor
Birmingham, AL 35203

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 8, 2003, M.B.F.A. INVESTMENTS LLC, a limited liability company, mortgagor, executed a certain mortgage to REGIONS BANK which said mortgage is recorded at Instrument # 20030711000440150, in the Office of the Judge of Probate of Shelby County, Alabama and corrected by that certain Affidavit Evidencing Scrivener's Error recorded at Instrument # 20120626000224890 in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said REGIONS BANK did declare all of the indebtedness secured by 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 publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of September 26, October 3 & 10, 2012; and,

WHEREAS, on October 16, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said REGIONS BANK did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in 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 in the amount of Three Hundred Seventy-three Thousand Seven Hundred Fifty and 00/100 Dollars (\$373,750.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to REGIONS BANK; and,

WHEREAS, Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Three Hundred Seventy-three Thousand Seven Hundred Fifty and 00/100 Dollars (\$373,750.00), M.B.F.A. INVESTMENTS LLC, mortgagor, by and through the said Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, does grant, bargain, sell and convey unto the said REGIONS BANK, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of SE 1/4 Section 12, Township 20 South, Range 3 West Old Iron Pipe; thence North 89 degrees 53 minutes 05 seconds East a distance of 40.02 feet to the Point of Beginning; thence North 0 degrees 06 minutes 55 seconds East a distance of 20.00 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 40.02 feet; thence North 89 degrees 56 minutes 47 seconds West a distance of 189.47 feet; thence North 83 degrees 42 minutes 51 seconds West a distance of 63.40 feet to Easterly right of way of U.S. Highway 31 (100 foot right of way); thence North 25 degrees 49 minutes 04 seconds East and along said right of way a distance of 259.26 feet; thence leaving said right of way on a bearing of South 64 degrees 10 minutes 56 seconds East a distance of 600 feet; thence North 89 degrees 53 minutes 05 seconds West a distance of 360.55 feet to the Point of Beginning; being situated in Shelby County.


SUBJECT TO ad valorem taxes.


SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

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.

IN WITNESS WHEREOF, the said REGIONS BANK, by Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 16th day of October, 2012.

BY: 
Teresa S. Adams, agent and attorney-in-fact for
REGIONS BANK, as Auctioneer


Teresa S. Adams, as Auctioneer conducting
said sale


THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Adams, whose name as agent and attorney-in-fact for REGIONS BANK, as auctioneer conducting 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of October, 2012.

Jessica J. Howard
Notary MCE 4/20/14


20121016000397360 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
10/16/2012 12:57:53 PM FILED/CERT