

Grantor: DARRYL WAID and KATHY WAID 337 Greystone Glen Circle Birmingham, AL 35242-7137 Grantee: REGIONS BANK Asset Management Mail Code: ALBH10902B 1900 5 th Ave North, RC-9 th Floor Birmingham, AL 35203	Property Address: 102 Hilltop Business Drive Pelham, AL 35124-1310 Date of Sale: October 29, 2012 Total Purchase Price: \$422,500.00 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

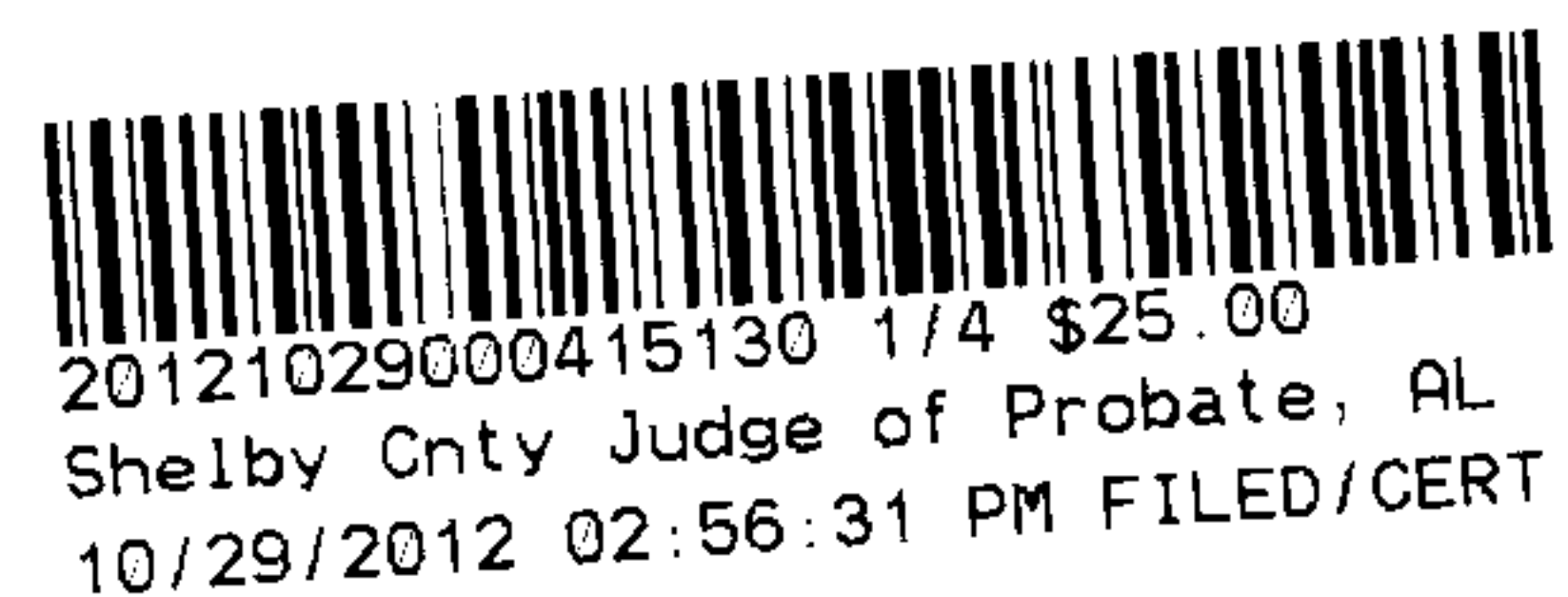
STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: August 30, 2001, DARRYL WAID and KATHY WAID, Husband and Wife, mortgagors, executed a certain Mortgage (Future Advance) to REGIONS BANK which said mortgage is recorded at Instrument # 2001-37846 in the Office of the Judge of Probate of Shelby County, Alabama; said Mortgage being corrected by that certain Affidavit Evidencing Scrivener's Error recorded at Instrument # 20120516000174200 in said Probate Office; and, modified by that certain Modification of Mortgage dated June 14, 2005 recorded at Instrument # 20050628000318010 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 October 10, 17 & 24, 2012; and,

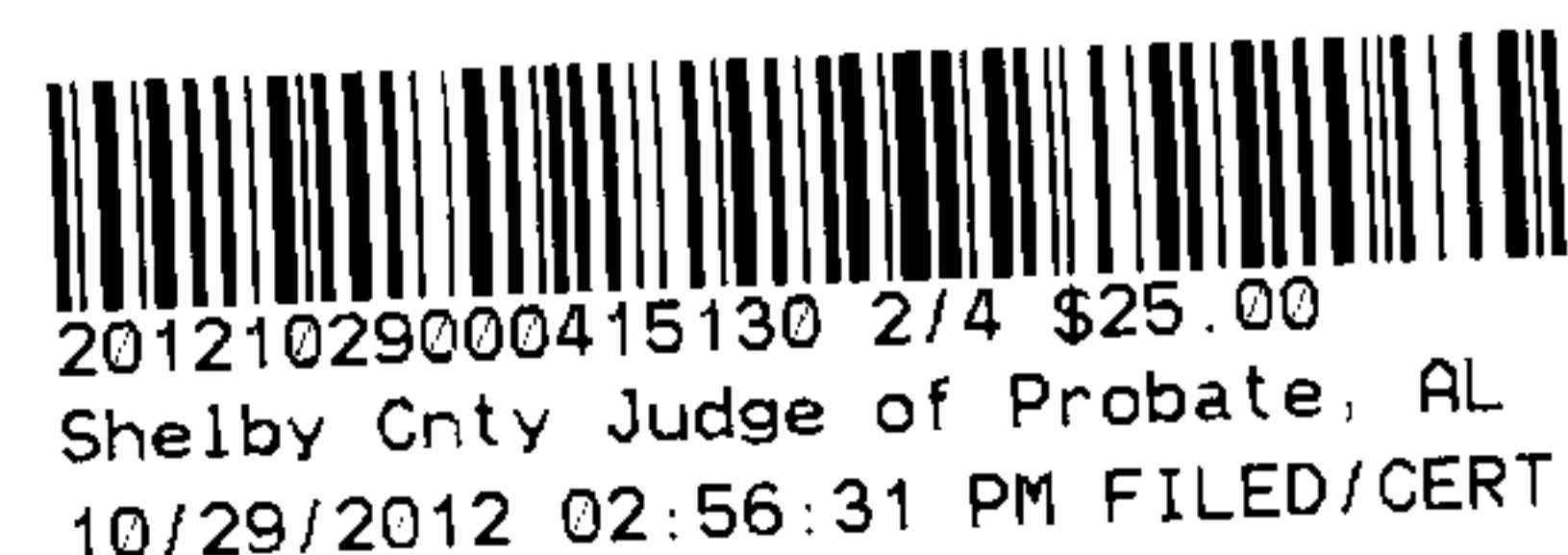
WHEREAS, on October 29, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said REGIONS BANK did offer for sale and sell at public outcry, in front of the main entrance 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 Four Hundred Twenty-two Thousand Five Hundred and 00/100 Dollars (\$422,500.00) 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 Four Hundred Twenty-two Thousand Five Hundred and 00/100 Dollars (\$422,500.00), DARRYL WAID and KATHY WAID, Husband and Wife, mortgagors, by and through the said Teresa S. Adams, agent and attorney-in-fact for REGIONS BANK, do grant, bargain, sell and convey unto the said REGIONS BANK, all of their 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 South Half of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; and being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West; thence South 0 degrees 19 minutes 52 seconds West along the Westerly boundary of said 1/4-1/4 section a distance of 654.74 feet; thence South 84 degrees 49 minutes 10 seconds East a distance of 998.14 feet to the Point of Beginning; thence continue along the last described course a distance of 100.00 feet; thence South 01 degrees 89 minutes 13 seconds West a distance of 221.46 feet; thence North 57 degrees 08 minutes 14 seconds West a distance of 92.84 feet to a point on a curve to the left having a radius of 92.72 feet and a central angle of 14 degrees 01 minutes 18 seconds; thence along the arc of said curve a distance of 22.69 feet, said arc subtended by a chord which bears North 63 degrees 49 minutes 26 seconds West a distance of 22.63 feet to the end of said arc; thence North 01 degrees 39 minutes 13 seconds East a distance of 164.88 feet to the Point of Beginning.

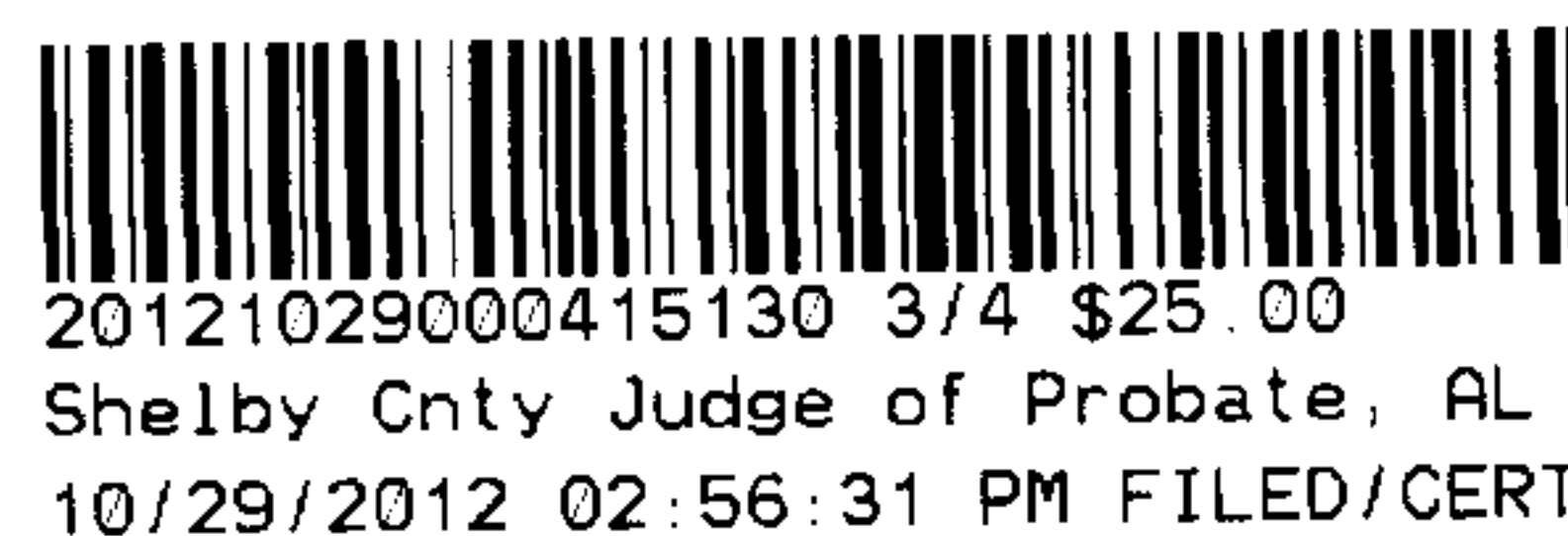
SUBJECT TO ad valorem taxes.

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 29th day of October, 2012.

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

Teresa S. Adams
Teresa S. Adams, as Auctioneer conducting
said sale


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 29th day of October, 2012.

Jessica S. Holland
Notary *MCE 4/20/17*


20121029000415130 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/29/2012 02:56:31 PM FILED/CERT