


THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq. 
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

GRANTOR

Deborah K. Flatt
7278 Cahaba Valley Road
Apt 416A
Birmingham, AL 35242

GRANTEE

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

Kenneth A. Flatt, Jr.
7278 Cahaba Valley Road
Apt 416A
Birmingham, AL 35242

Property Address: 1079 Legacy Drive, Birmingham, AL 35242
Purchase Price: \$693,750.00 ***Mortgage credit***
Sale Date: March 6, 2013



20130404000140560 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/04/2013 02:49:20 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 30, 2008, Kenneth A. Flatt, Jr. and Deborah K. Flatt, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20080603000225010; and subsequently transferred and assigned to Regions Bank , and said assignment being recorded in Instrument No. 20120430000148350; 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

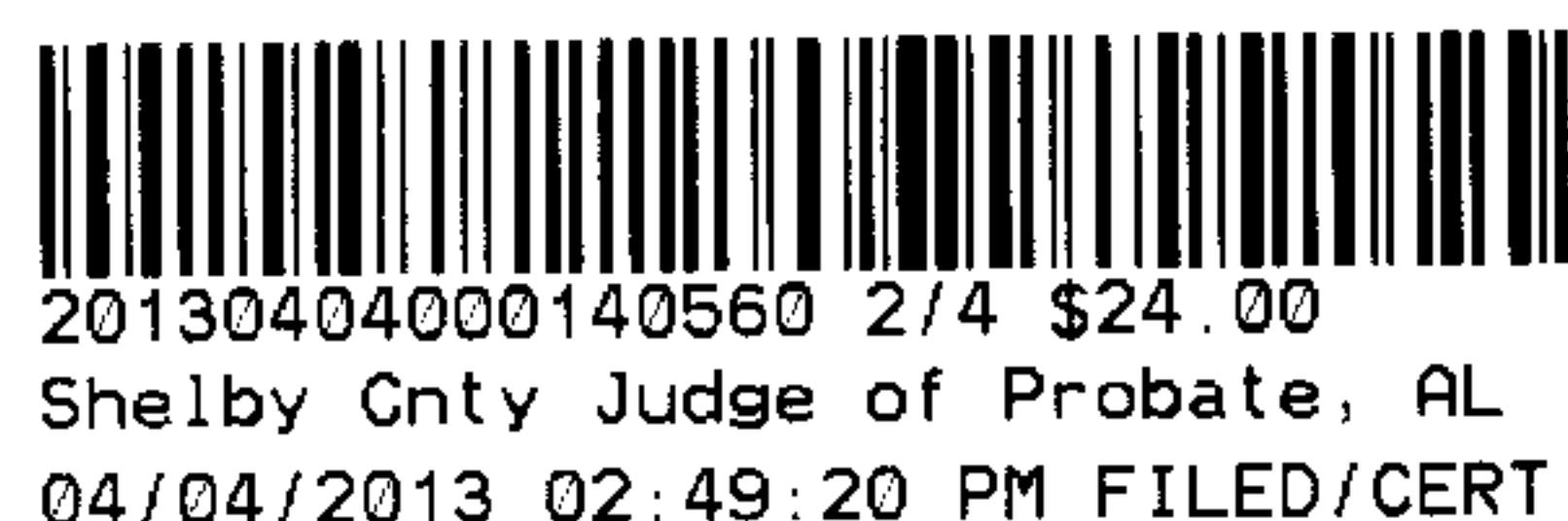
said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further 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 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 February 13, 2013, February 20, 2013, February 27, 2013; and

WHEREAS, on March 6, 2013, 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 Scott Johnson 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, Scott Johnson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions 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 \$693,750.00, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank , by and through Scott Johnson, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions 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 123, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama.

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 and Kenneth A. Flatt, Jr. and Deborah K. Flatt have caused this instrument to be executed by and through Scott Johnson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott Johnson, as Auctioneer conducting said sale on March 6, 2013.

Regions Bank

By: [Signature]
Scott Johnson, Attorney-in-Fact

Kenneth A. Flatt, Jr. and Deborah K. Flatt

By: [Signature]
Scott Johnson, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: [Signature]
Scott Johnson, As the Auctioneer and person making said sale

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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 Scott Johnson, whose name as Attorney-in-Fact for Kenneth A. Flatt, Jr. and Deborah K. Flatt, and whose name as Attorney-in-Fact and agent for Regions 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 20th day of March, 2013.

Deisa B. White

Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 1-22-2014



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