


THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Regions Bank d/b/a Regions
Mortgage
PO Box 18001
Hattiesburg, MS 39404

GRANTOR

Catherine Weathers Woodard
107 Eaton Court
Franklin, TN 37064

GRANTEE

Regions Bank d/b/a Regions
Mortgage
PO Box 18001
Hattiesburg, MS 39404

Michael Seth Woodard
107 Eaton Court
Franklin, TN 37064

Property Address: 1100 Elm Drive, Alabaster, AL 35007
Purchase Price: \$190,629.29 ***Mortgagee credit***
Sale Date: May 20, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 22, 2007, Michael Seth Woodard and Catherine Weathers Woodard, husband and wife, executed a certain mortgage on the property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. , 20070525000245420; 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

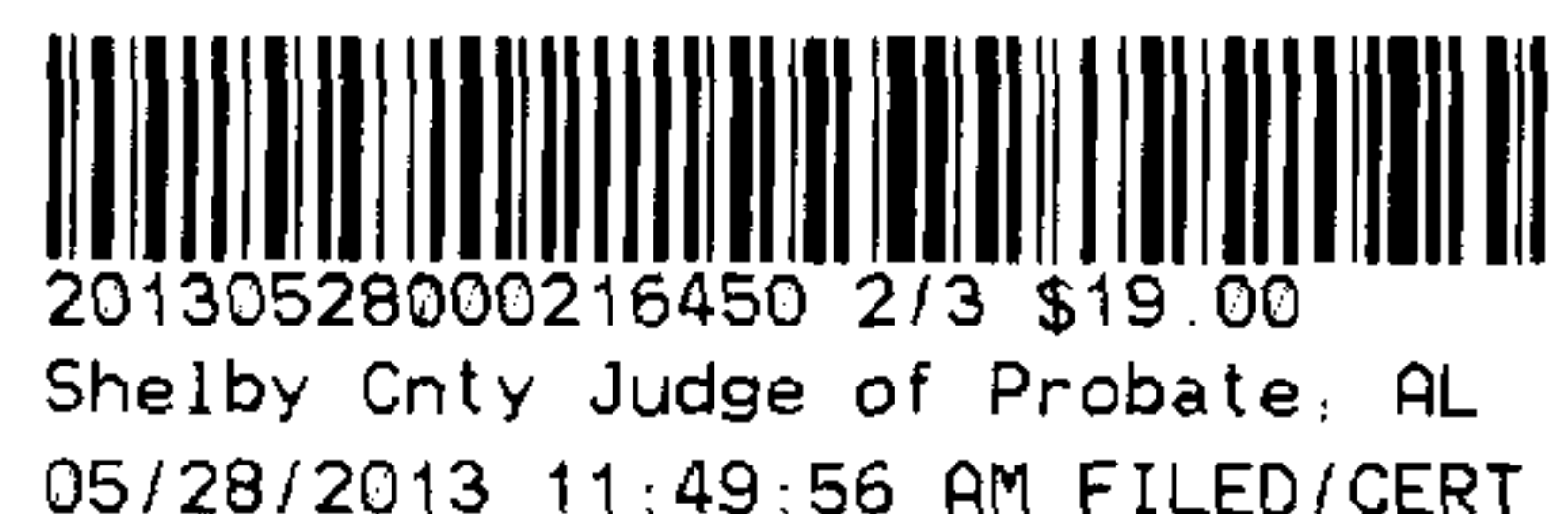
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regions Bank d/b/a Regions Mortgage did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 24, 2013, May 1, 2013, May 8, 2013; and

WHEREAS, on May 20, 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 Jessica Veitch 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, Jessica Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank d/b/a Regions Mortgage; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank d/b/a Regions Mortgage, in the amount of \$190,629.29, which sum of money Regions Bank d/b/a Regions Mortgage offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage, by and through Jessica Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank d/b/a Regions Mortgage, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank d/b/a Regions Mortgage, the following described property situated in Shelby County, Alabama, to-wit:

Lot 94, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Page 4, 5, and 6, in the Probate Office of Shelby County, Alabama.





20130528000216450 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/28/2013 11:49:56 AM FILED/CERT

TO HAVE AND TO HOLD the above described property to Regions Bank d/b/a Regions Mortgage 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 d/b/a Regions Mortgage and Michael Seth Woodard and Catherine Weathers Woodard have caused this instrument to be executed by and through Jessica Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jessica Veitch, as Auctioneer conducting said sale on May 20, 2013.

Regions Bank d/b/a Regions Mortgage

By: Jessica Veitch
Jessica Veitch, Attorney-in-Fact

Michael Seth Woodard and Catherine Weathers Woodard

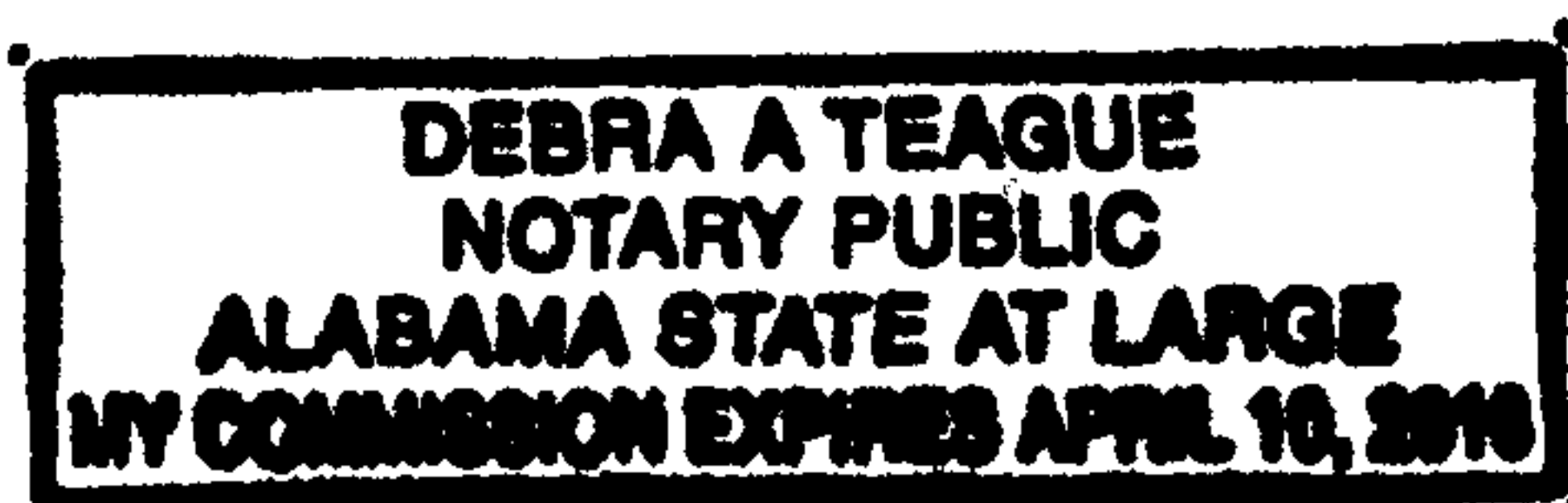
By: Jessica Veitch
Jessica Veitch, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Jessica Veitch
Jessica Veitch, As the Auctioneer and person making said sale

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 Jessica Veitch, whose name as Attorney-in-Fact for Michael Seth Woodard and Catherine Weathers Woodard, and whose name as Attorney-in-Fact and agent for Regions Bank d/b/a Regions Mortgage; 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 23 day of May, 2013.



Debra Teague
Notary Public in and for the State of Alabama,