


**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**

Ronald H. Kent, Jr.  
28 Nolen Street  
Birmingham, AL 35242

**GRANTEE**

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

Leigh W. Kent  
28 Nolen Street  
Birmingham, AL 35242


Property Address: 2 Eagle VW, Birmingham, AL 35242  
Purchase Price: \$869,130.46 \*\*\*Mortgagee credit\*\*\*  
Sale Date: May 31, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 15, 2007, Leigh W. Kent and Ronald H. Kent, Jr., wife and husband, 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., 20070522000238030; 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

  
20130617000245920 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 09:53:03 AM FILED/CERT

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 May 8, 2013, May 15, 2013, May 22, 2013; and

WHEREAS, on May 31, 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 Dorothy Vietch 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, Dorothy Vietch 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 \$869,130.46, 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 Dorothy Vietch, 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:



20130617000245920 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 09:53:03 AM FILED/CERT



Lot 209-A, according to a Resurvey of Lot 207-A of a Resurvey of Lots 206 and 207, Shoal Creek and a resurvey of Lots 208 and 209, Shoal Creek, as recorded in Map Book 8, page 86, in the Probate Office of Shelby County, Alabama.

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 Leigh W. Kent and Ronald H. Kent, Jr. have caused this instrument to be executed by and through Dorothy Vietch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Dorothy Vietch, as Auctioneer conducting said sale on May 31, 2013.

Regions Bank d/b/a Regions Mortgage

By: Dorothy Vietch  
Dorothy Vietch, Attorney-in-Fact

Leigh W. Kent and Ronald H. Kent, Jr.


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

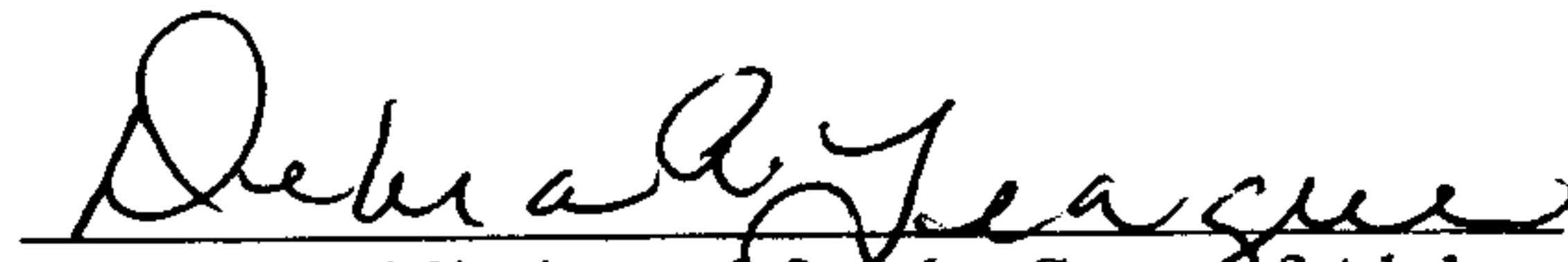
By: Dorothy Vietch  
Dorothy Vietch, As the Auctioneer and person making said sale

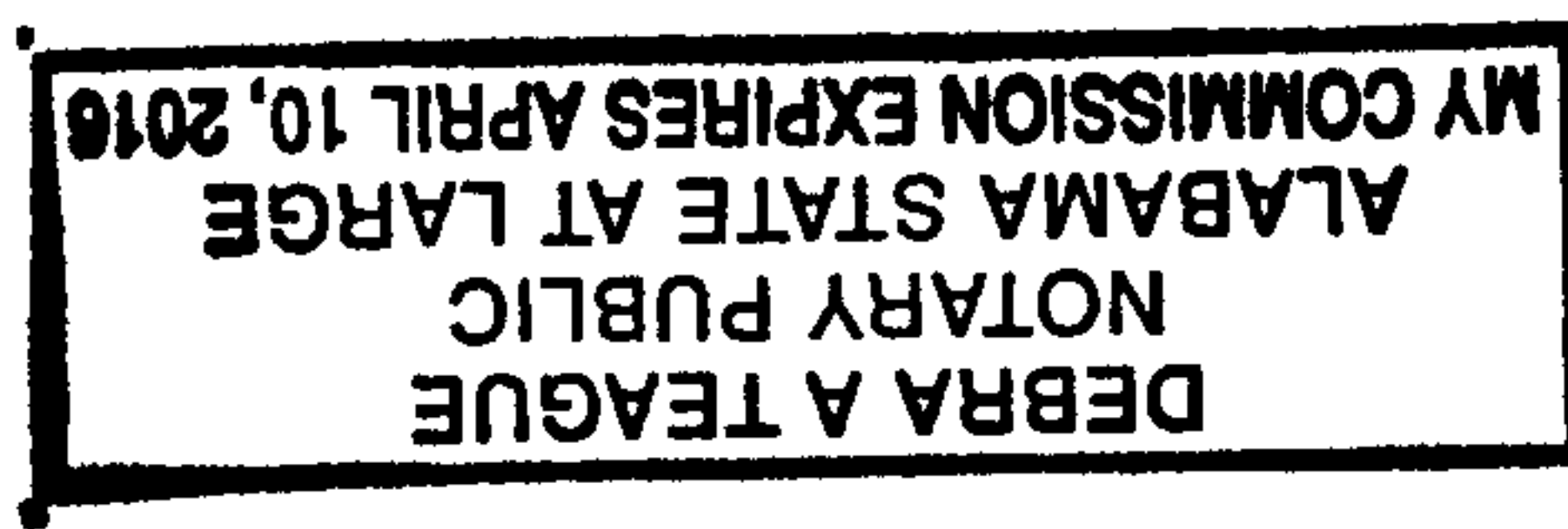
STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )


I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Dorothy Vietch, whose name as Attorney-in-Fact for Leigh W. Kent and Ronald H. Kent, Jr., 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 12 day of June, 2013.

  
20130617000245920 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 09:53:03 AM FILED/CERT

  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires:



  
20130617000245920 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 09:53:03 AM FILED/CERT