

**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, Successor By Merger  
With AmSouth Bank  
PO Box 18001  
Hattiesburg, MS 39404

**GRANTOR**

Carl D. Meeks  
6011 Highway 22  
Montevallo, AL 35115

Sandra T. Meeks  
6011 Highway 22  
Montevallo, AL 35115

**GRANTEE**

Regions Bank d/b/a Regions  
Mortgage, Successor By Merger  
With AmSouth Bank  
PO Box 18001  
Hattiesburg, MS 39404

Property Address: 6011 Highway 22 , Montevallo, AL 35115  
Purchase Price: \$562,500.00 \*\*\*Mortgagee credit\*\*\*  
Sale Date: July 25, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on August 31, 2006, Carl D. Meeks and Sandra T. Meeks, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for AmSouth Bank., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No.. 20060914000457740; and subsequently transferred and assigned to Regions Bank dba Regions Mortgage, and said assignment being recorded in Instrument No., 20120919000357210; 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, Successor By Merger With AmSouth 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 July 3, 2013, July 10, 2013, July 17, 2013; and

WHEREAS, on July 25, 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 Gary Anderson 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, Gary Anderson 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, Successor By Merger With AmSouth Bank; 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, Successor By Merger With AmSouth Bank, in the amount of \$562,500.00, which sum of money Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth Bank, by and through Gary Anderson, as Auctioneer



conducting said sale and as Attorney-in-Fact for Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth Bank, the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence South 0 degrees 24 minutes 52 seconds West a distance of 44.42 feet; thence following the curvature thereof an arc distance of 143.73 feet (said arc having a chord bearing of North 88 degrees 44 minutes 37 seconds West, a clockwise direction, a chord distance of 143.72 feet and a radius of 3310.00 feet); thence North 87 degrees 29 minutes 58 seconds West a distance of 164.59 feet; thence North 0 degrees 41 minutes 52 seconds East a distance of 609.60 feet; thence South 89 degrees 18 minutes 6 seconds East a distance of 305.18 feet; thence South 0 degrees 24 minutes 52 seconds West a distance of 571.76 feet; to the point and place of beginning.  
Situating in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth 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 d/b/a Regions Mortgage, Successor By Merger With AmSouth Bank and Carl D. Meeks and Sandra T. Meeks have caused this instrument to be executed by and through Gary Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary Anderson, as Auctioneer conducting said sale on July 25, 2013.

Regions Bank d/b/a Regions Mortgage, Successor By  
Merger With AmSouth Bank

By: 

Gary Anderson, Attorney-in-Fact



20130806000319210 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/06/2013 10:17:51 AM FILED/CERT

Carl D. Meeks and Sandra T. Meeks

By: Gary L. Anderson  
Gary Anderson, The person acting as Auctioneer and  
conducting the sale as its Attorney-in-Fact

By: Gary L. Anderson  
Gary Anderson, 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 Gary Anderson, whose name as Attorney-in-Fact for Carl D. Meeks and Sandra T. Meeks, and whose name as Attorney-in-Fact and agent for Regions Bank d/b/a Regions Mortgage, Successor By Merger With AmSouth 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 25<sup>th</sup> day of July, 2013.

Dorothy M. Veitch  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

20130806000319210 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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