

This Instrument Prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35203
(205) 930-5132

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Charles R. Worsham and Grace L. Worsham, husband and wife (collectively, "Mortgagor"), did on, to-wit, December 17, 2003, execute a Mortgage in favor of Regions Bank ("Regions Bank" or "Mortgagee"), which instrument was filed for record on January 2, 2004, in Instrument No. 20040102000003270 in the Office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and said Mortgagee 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 published in Shelby County, Alabama, in its issues of July 17, 2013, July 24, 2013, and July 31, 2013; and

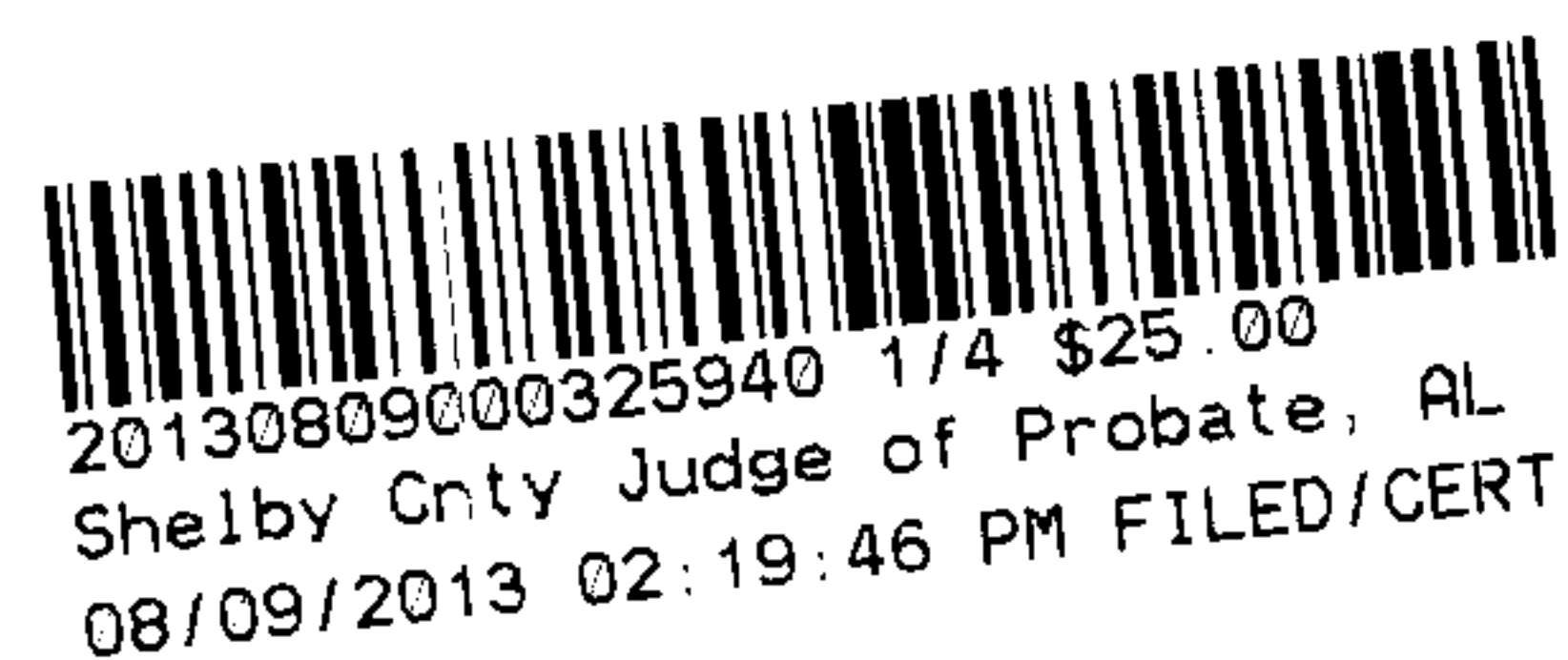
WHEREAS, on August 9, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgagee did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Timothy D. Davis was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the Mortgagee; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of the Mortgagee in the amount of Five Hundred Ninety-Two Thousand and No/100 Dollars (\$592,000.00), which sum the said Mortgagee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said Mortgagee; and

WHEREAS, said Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property purchased.

NOW, THEREFORE, in consideration of the premises and a credit of Five Hundred Ninety-Two Thousand and No/100 Dollars (\$592,000.00) on the indebtedness secured by said Mortgage, the said Mortgagee, acting by and through Timothy D. Davis, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Regions Bank the following described real estate situated in Shelby County, Alabama, to-wit:



PARCEL I

Parcel "E", being a survey of a part of Airpark Industrial Complex as recorded in Map Book 13 page 136 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Parcel "E"

Commence at Southeast corner of the SW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 1 deg. 07 min. 09 sec. West, a distance of 181.90 feet to a point of beginning; thence North 1 deg. 07 min. 09 sec. West, a distance of 220.20 feet to a point; thence South 86 deg. 26 min. 03 sec. West, a distance of 595.23 feet to a point on the East right of way of Airpark Industrial Road; thence South along said right of way, around a curve in a clockwise direction having a delta angle of 03 deg. 19 min. 14 sec., an arc distance of 201.68 feet, a radius of 3479.96 feet, and a chord of South 0 deg. 40 min. 57 sec. East, a distance of 201.65 feet to the end of curve; thence South 0 deg. 58 min. 40 sec. West, along said right of way a distance of 18.66 feet to a point; thence North 86 deg. 26 min. 03 sec. East, a distance of 597.46 feet to the point of beginning; being situated in Shelby County, Alabama.


THE ABOVE DESCRIBED PROPERTY BEING ONE AND THE SAME PROPERTY AS: Lot 16, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19, page 116, in the Probate Office of Shelby County, Alabama.

PARCEL II

Lot 17, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

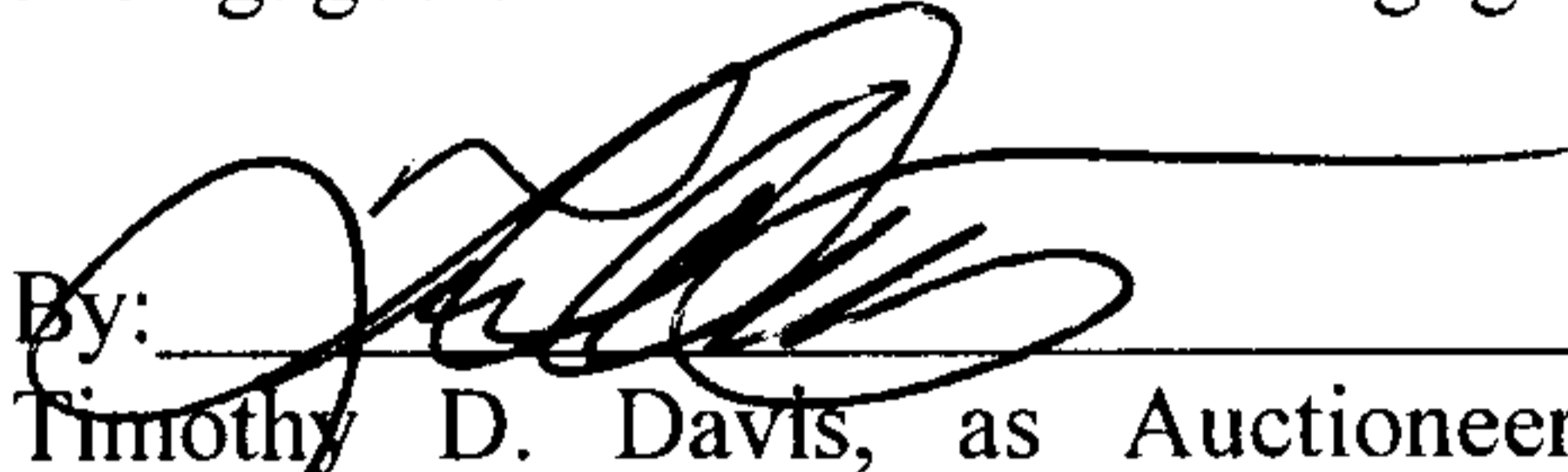
Together with all rights, privileges, easements, tenements, interests, improvements, and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

TO HAVE AND TO HOLD the above-described property unto the said Regions Bank, its successors and assigns, forever; subject, however to any and all prior liens and encumbrances, the rights of way, easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, existing assessments, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


20130809000325940 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by Timothy D. Davis, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Timothy D. Davis has executed this instrument in his capacity as such Auctioneer on the 9th day of August, 2013.

REGIONS BANK
Mortgagee or Transferee of Mortgagee

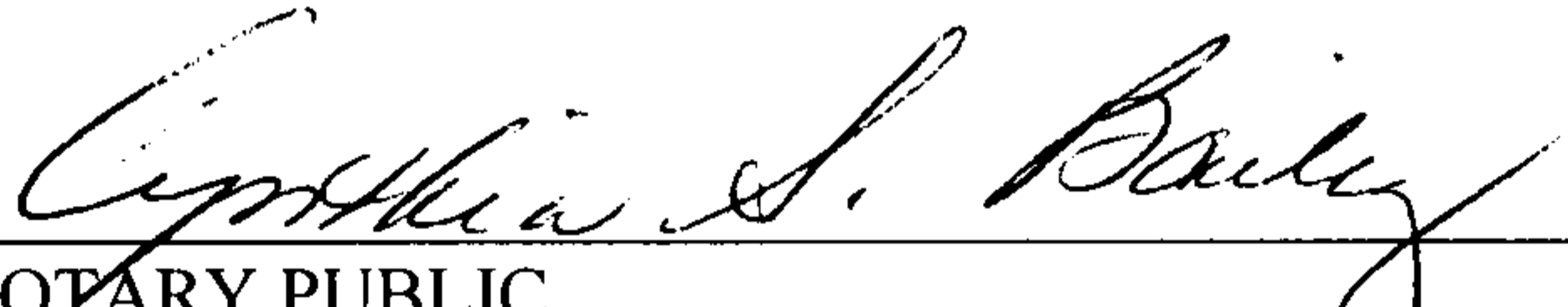
By: 
Timothy D. Davis, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, Cynthia S. Bailey, a Notary Public in and for said State and County, hereby certify that Timothy D. Davis, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed said conveyance voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2013.

(SEAL)


NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES JANUARY 24, 2016

GRANTEE'S ADDRESS:
Regions Bank
201 Milan Parkway
Birmingham, Alabama 35211-4946
Attention: OREO


20130809000325940 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Regions Bank
Mailing Address 201 Milan Parkway
Birmingham, Alabama 35211-6946

Grantee's Name Regions Bank
Mailing Address 201 Milan Parkway
Birmingham, Alabama 35211-6946
Attention: OREO

Property Address 150 Airpark Industrial Road
Alabaster, Alabama 35007

Date of Sale August 9, 2013
Total Purchase Price \$ 592,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Foreclosure Bid

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Timothy D. Davis, Attorney

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20130809000325940 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/09/2013 02:19:46 PM FILED/CERT

Print Form

Form RT-1