

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

)David Paisley, an unmarried man, and Larry D. Walker, an
unmarried man

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That David Paisley, an unmarried man, and Larry D. Walker, an unmarried man did, on to-wit, the November 10, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Regions Bank d/b/a Regions Mortgage, which mortgage is recorded in Instrument # at 20101117000385600 on November 17, 2010, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Regions Bank as reflected by instrument recorded in Instrument #, 20120402000111220 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 31, 2013 and August 7 and 14, 2013; and

WHEREAS, on the August 20, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:05 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Regions Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Ronald Tinsley, in the amount of Three Hundred Twenty-Six Thousand Six Hundred Eighty-Four Dollars and Thirty Cents (\$326,684.30), and said property was thereupon sold to the said Ronald Tinsley, and


WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Three Hundred Twenty-Six Thousand Six Hundred Eighty-Four Dollars and Thirty Cents (\$326,684.30), cash, the said David Paisley, an unmarried man, and Larry D. Walker, an unmarried man, acting by and through the said Regions Bank, by Stacey R. Lovett, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Regions Bank, by Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Ronald Tinsley, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the survey of Haven at Greystone First Sector as recorded in Map Book 31, Page 47 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Ronald Tinsley, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgment creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 08/30/2013
State of Alabama
Deed Tax: \$327.00


20130830000354900 1/3 \$350.00
Shelby Cnty Judge of Probate, AL
08/30/2013 01:59:50 PM FILED/CERT

IN WITNESS WHEREOF, the said Regions Bank, has caused this instrument to be executed by Stacey R. Lovett, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Stacey R. Lovett, has executed this instrument in his capacity as such auctioneer on this the August 20, 2013.

David Paisley, an unmarried man, and Larry D. Walker, an unmarried man
Mortgagors

Regions Bank
Mortgagee or Transferee of Mortgagee

By Stacey Lovett
Stacey R. Lovett, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said State and County, hereby certify that Stacey R. Lovett, 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 this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this August 28, 2013.

Patricia Ann Chondler
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/31/2014

Instrument prepared by:
MATTHEW ZACHARY PHELAN
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
13-003008


20130830000354900 2/3 \$350.00
Shelby Cnty Judge of Probate, AL
08/30/2013 01:59:50 PM FILED/CERT

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 _____

Grantee's Name Ronald Tinsley
Mailing Address 6216 Pine Arbor Rd
Pell City AL 35120

Property Address 1109 Havelock
Birmingham 35242

Date of Sale 8/20/13
Total Purchase Price \$ 326,684.00
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 fc deed - bid amount

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 8/30/13

Print Ronald Tinsley

____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130830000354900 3/3 \$350.00
Shelby Cnty Judge of Probate, AL
08/30/2013 01:59:50 PM FILED/CERT

Form RT-1