

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, Robert G. Taylor a/k/a Robert Gary Taylor, II and Nicole Andrea O'Leary-Truitt, unmarried executed a mortgage to Regions Bank dated October 3, 2008, and Recorded in Instrument Number 20120511000166540 of the records in the Office of the Judge of Probate, Shelby County, Alabama; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on December 5, December 12, and December 19, 2012, fixing the time of the sale of said property to be during the legal hours of sale on the 8th day of January, 2013, which said sale was postponed to February 20, 2013 by publication in The Shelby County Reporter in its issue of January 23, 2013; which said sale was postponed to March 27, 2013 by publication in The Shelby County Reporter in its issue of March 13, 2013; which said sale was postponed to April 29, 2013 by publication in The Shelby County Reporter in its issue of April 17, 2013 which said sale was postponed to June 11, 2013 by publication in The Shelby County Reporter in its issue of May 22, 2013 which said sale was postponed to July 16, 2013 by publication in The Shelby County Reporter in its issue of June 26, 2013; and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 16th day of July, 2013, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Regions Bank** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$39,616.99**. The said **Regions Bank**, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Robert G. Taylor a/k/a Robert Gary Taylor, II and Nicole Andrea O'Leary-Truitt, by Edie S. Pickett, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Regions Bank**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 1D, ACCORDING TO A RESURVEY OF LOT 1, HAWKS COVE,  
AS RECORDED IN MAP BOOK 26, PAGE 56, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS (for informational purposes only): 6600 Highway 71  
Shelby, AL 35143**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **Regions Bank**, the purchaser at said sale, its successors and assigns, forever; 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, and any and all ad valorem taxes due or assessed.



IN WITNESS WHEREOF, the said **Regions Bank**, and Robert G. Taylor a/k/a Robert Gary Taylor, II and Nicole Andrea O'Leary-Truitt, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 16th day of July, 2013.

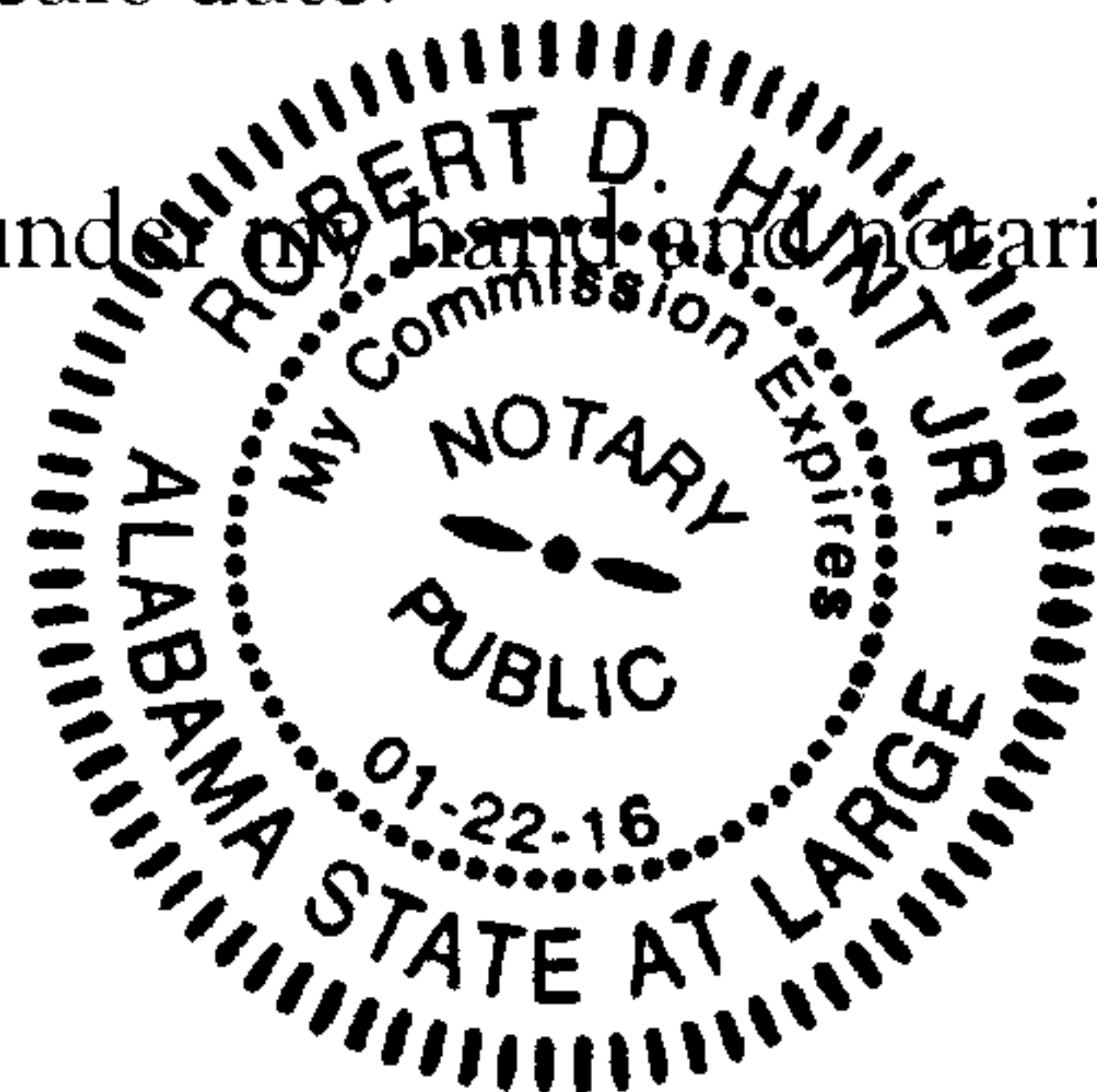
**Regions Bank** and Robert G. Taylor a/k/a Robert Gary Taylor, II and Nicole Andrea O'Leary-Truitt

BY: Edie S. Pickett  
Edie S. Pickett  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Edie S. Pickett, whose name as attorney-in-fact and auctioneer for **Regions Bank**, and Robert G. Taylor a/k/a Robert Gary Taylor, II and Nicole Andrea O'Leary-Truitt 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, she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 5 day of SEPT., 2013.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 1/22/16

**GRANTEE'S NAME & ADDRESS:**


Regions Bank  
2050 Parkway Office Circle  
Consumer Collections RCN-4  
Hoover, AL 35244

**GRANTOR'S NAME & ADDRESS:**

Robert G. Taylor and  
Nicole Andrea O'Leary-Truitt  
6600 Highway 71  
Shelby, AL 35143

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
1140-750

  
20130910000367870 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/10/2013 01:52:46 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 Robert & Nicole O-Leary-Truitt  
Mailing Address 6600 Highway 71  
Shelby, AL 35143

Grantee's Name Regions Bank  
Mailing Address 2050 Parkway Office Circle  
Consumer Collections RCN-4  
Hoover, AL 35244

Property Address 6600 Highway 71  
Shelby, AL 35143

Date of Sale July 16, 2013  
Total Purchase Price \$ 39,616.99

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

☐ Appraisal

☐ Sales Contract

☒ Other Bid at Foreclosure Sale

☐ Closing Statement

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 a

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 9/10/13

Print Edie S. Pickett

Unattested \_\_\_\_\_

Sign Edie S. Pickett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1