


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


20130920000380860 1/4 \$25.00
Shelby Cnty Judge of Probate: AL
09/20/2013 01:58:42 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Charles Russell Worsham and Grace L. Worsham, husband and wife (collectively, "Mortgagor"), did on, to-wit, April 1, 2003, execute a Mortgage in favor of Regions Bank ("Regions Bank" or "Mortgagee"), which instrument was filed for record on April 4, 2003, in Instrument No. 20030404000201790 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 August 28, 2013, September 4, 2013, and September 11, 2013; and

WHEREAS, on September 20, 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, Crystal H. Holmes 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 Thirty-Seven Thousand One Hundred Forty-Four and No/100 Dollars (\$37,144.00), 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 Thirty-Seven Thousand One Hundred Forty-Four and No/100 Dollars (\$37,144.00) on the indebtedness secured by said Mortgage, the said Mortgagee, acting by and through Crystal H. Holmes, 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:

Beginning at the NW corner of the SE 1/4 of the SE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the West line of said 1/4 - 1/4 section a distance of 687.68 feet to a steel rebar corner set at a fence corner; thence turn 88 deg. 41 min. 40 sec. left and run Easterly along a meandering fence line a distance of 1,416.89 feet to a steel rebar corner set on the Westerly margin of Shelby County Highway No. 77 in a curve to the left; thence turn 94 deg. 44 min. 44 sec. left to chord and run Northerly along a sub chord of said curve a sub chord distance of 196.09 feet to a point; thence turn 13 deg. 05 min. 29 sec. left sub chord to sub chord and continue along a sub chord of said curve a sub chord distance of 179.59 feet to a point; thence turn 10 deg. 01 min. 24 sec. left sub chord to sub chord and continue Northwesterly along said curve a sub chord distance of 139.76 feet to a point; thence turn 09 deg. 29 min. 59 sec. left sub chord to sub chord and continue Northwesterly along said curve a sub chord distance of 94.04 feet to a point; thence turn 02 deg. 02 min. 15 sec. left sub chord to sub chord and continue Northwesterly along said curve a sub chord a distance of 116.42 feet to the P.T. (also the P.C.) of said curve; thence turn 09 deg. 34 min. 26 sec. left from sub chord and run Northwesterly along the Southwesterly margin of said Highway No. 77 a distance of 693.10 feet to a steel rebar corner in the centerline of a wet weather branch; thence turn 84 deg. 17 min. 00 sec. left and run Southwesterly along center of said branch 26.10 feet to a point; thence turn 60 deg. 04 min. 32 sec. left and run along center of said branch 27.68 feet to a point; thence turn 32 deg. 46 min. 32 sec. left and continue along center of said branch 35.81 feet to a point; thence turn 56 deg. 24 min. 05 sec. right and run Southerly along centerline of said branch 350.93 feet to a steel rebar corner; thence turn 79 deg. 07 min. 31 sec. right and run Westerly along the North line of the SE 1/4 of the SE 1/4 of same said Section 28 a distance of 593.48 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 28 and the SW 1/4 of the SW 1/4 of Section 27, all in Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 89 deg. 46 min. 54 sec. East along the North line of said 1/4 - 1/4 section a distance of 593.61 feet; thence South 63 deg. 11 min. 23 sec. East a distance of 326.38 feet to the point of beginning; thence South 12 deg. 43 min. 1 sec. West a distance of 379.94 feet; thence South 89 deg. 5 min. 5 sec. East a distance of 609.00 feet to the Westerly right of way of Shelby County Highway No. 77 and a point on a curve to the left having a central angle of 27 deg. 53 min. 47 sec. and a radius of 857.59 feet, said curve subtended by a chord bearing North 23 deg. 33 min. 37 sec. West and a chord distance of 413.44 feet; thence along the arc of said curve and along said right of way a distance of 417.55 feet; thence North 89 deg. 46 min. 54 sec. West a distance of 360.03 feet to the point of beginning. Situated in Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY BEING ONE AND THE SAME PROPERTY AS: Lot 2, according to the Survey of Seven Oaks, as recorded in Map Book 30, page 50, in the Probate Office of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by Crystal H. Holmes, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Crystal H. Holmes has executed this instrument in her capacity as such Auctioneer on the 20th day of September, 2013.

REGIONS BANK
Mortgagee or Transferee of Mortgagee

By *Crystal H. Holmes*
Crystal H. Holmes, 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 Crystal H. Holmes, 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, she, in her 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 20th day of September, 2013.

(SEAL)

Cynthia S. Bailey
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES JANUARY 24 2016

GRANTEE'S ADDRESS:
Regions Bank
201 Milan Parkway
Birmingham, Alabama 35211-6946
Attention: OREO


20130920000380860 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 Unimproved land on Hwy 77 N.
Columbiana, Alabama 35051

Date of Sale September 20, 2013

Total Purchase Price \$ 37,144.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130920000380860 4/4 \$25.00
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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 Foreclosure Bid

☐ 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 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 Crystal H. Holmes, Attorney

Unattested _____

Sign _____

(verified by)

Crystal H. Holmes
Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1