

NULLIFICATION OF MORTGAGE FORECLOSURE

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Five Star Properties, LLC executed a mortgage to Regions Bank, dated January 30, 2003, filed March 12, 2003 and recorded in Instrument No. 2003031200015113, along with Assignment of Rents as recorded in Instrument No. 2008030500008939, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the property herein described was offered for sale to the highest bidder for cash at Shelby County, Alabama, on the 13th day of September, 2012, during the legal hours of sale, in front of the Courthouse door of Shelby County, Columbiana, Alabama, and the same was then and there purchased by Regions Bank for the sum of Sixty-Four Thousand Three Hundred Fifty and 00/100 Dollars (\$64,350.00) , said foreclosure deed being recorded on the 13th day of September, 2012, in the Probate Office of Shelby County, Alabama, in Instrument No. 20120913000348600;

WHEREAS, Regions Bank and Five Star Properties, LLC, wish to nullify said foreclosure sale as it relates to the following described real property:

Lot 10, according to the Survey of Applegate Gardens, as recorded in Map Book 29, Page 52, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, Regions Bank and Five Star Properties, LLC, for valuable consideration shown, hereby nullify said foreclosure sale as set out herein, to be executed by Regions Bank and Five Star Properties, LLC, on this the 18th day of Sept., 2013.

REGIONS BANK

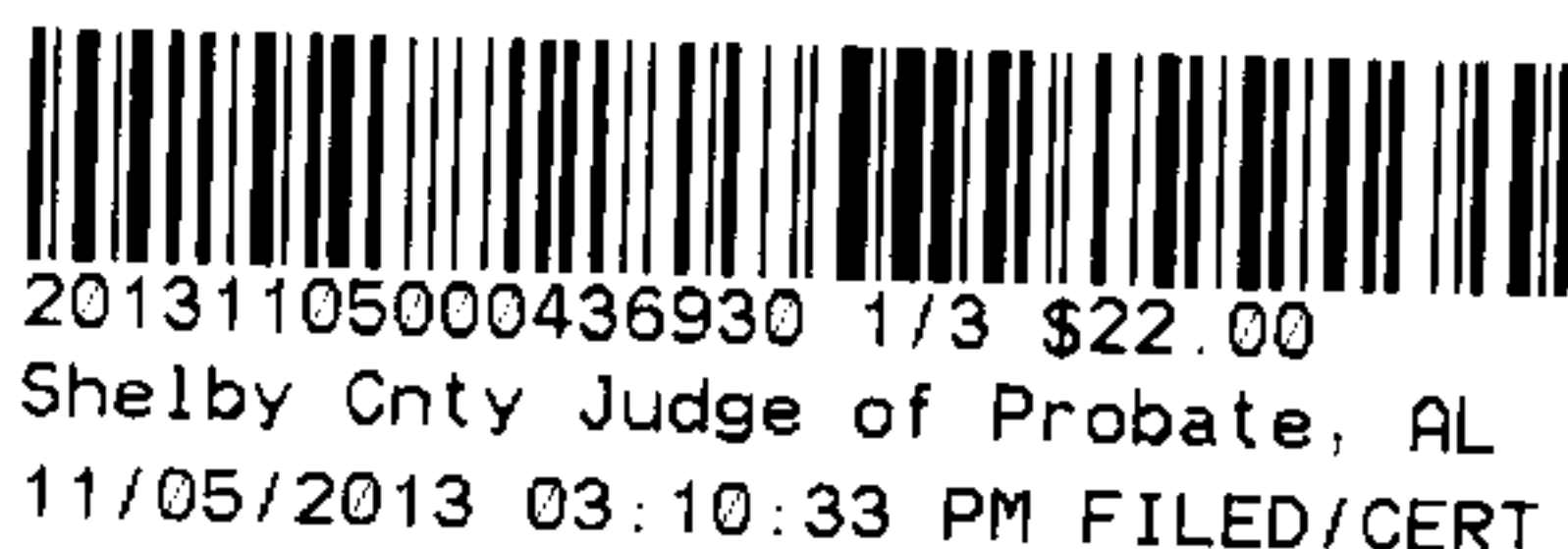
By: _____

Its: SVP

FIVE STAR PROPERTIES, LLC

By: _____

Its: President



STATE OF Alabama
COUNTY OF Jefferson

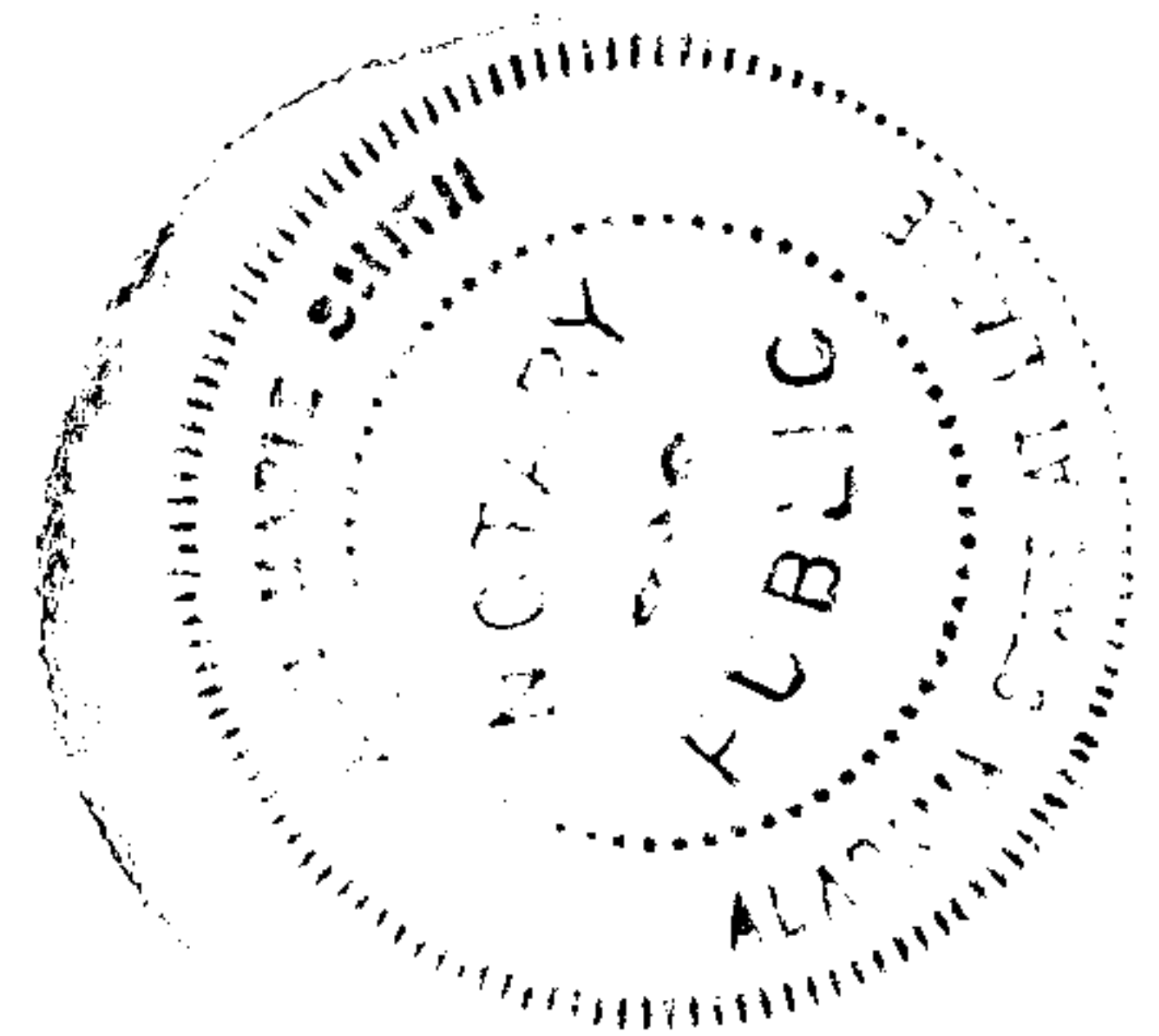
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Eric Helmers, whose name as Chief Counsel / BRVP of Regions Bank, a corporation, is signed to the foregoing lien release, and who is known to me, acknowledged before me on this day, that being informed of the contents of the mortgage release, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 2nd day of October, 2013.

Maria Smith

Notary Public

My Commission Expires: 7-25-2016
(NOTARIAL SEAL AFFIXED)



20131105000436930 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/05/2013 03:10:33 PM FILED/CERT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Sheldon, whose name as President of Five Star Properties, LLC, a limited liability corporation, is signed to the foregoing lien release, and who is known to me, acknowledged before me on this day, that being informed of the contents of the mortgage release, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 18th day of Sept, 2013.

P. Edwards
Notary Public

My Commission Expires:
(NOTARIAL SEAL AFFIXED)



THIS INSTRUMENT PREPARED BY:
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