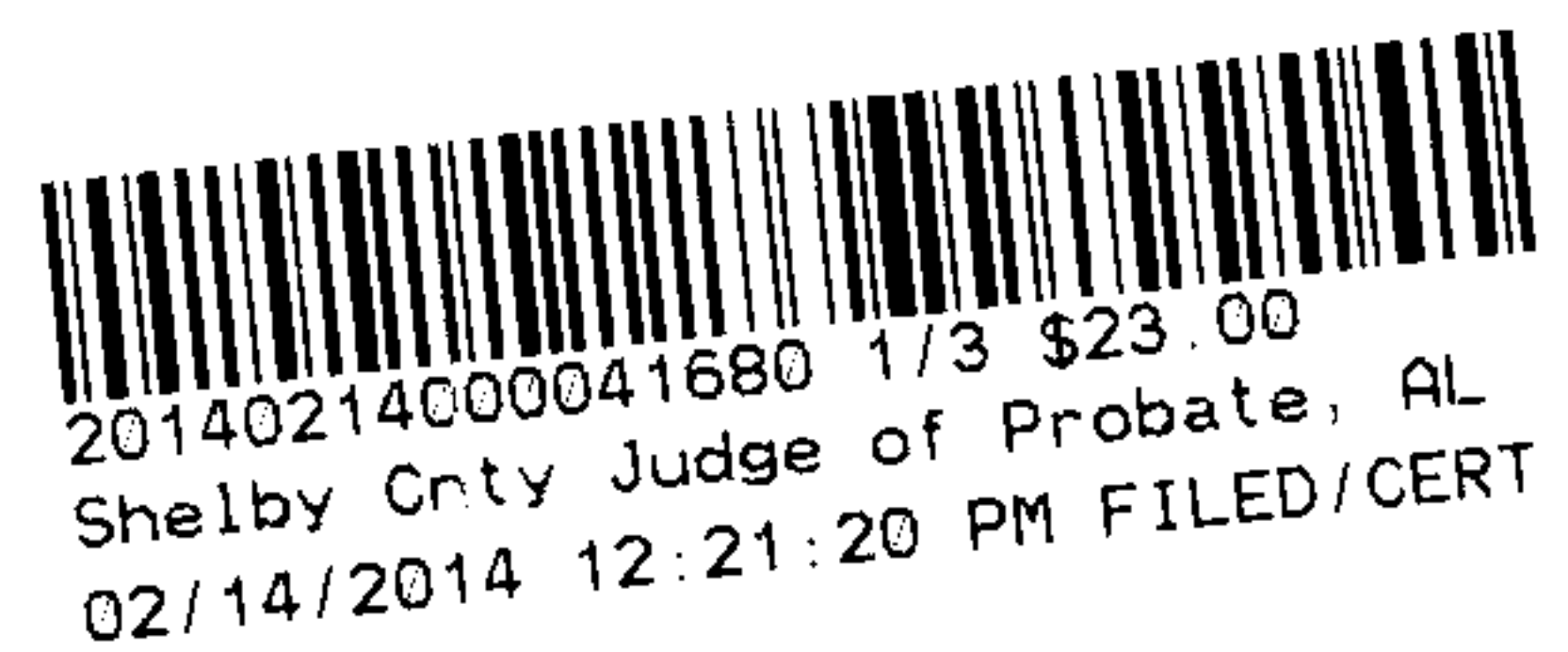


AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY



WHEREAS, LINCOLN P. GABORIK and VASSIE B. GABORIK a/k/a VASSIE V. GABORIK, husband and wife executed a mortgage to AmSouth Bank on the 29th day of June, 2004 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20040722000409140, 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 of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on January 1st, January 8th and January 15th, 2013, fixing the time of the sale of said property to be during the legal hours of sale on the 27th day of January, 2014, 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 27th day of January, 2014, 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 **\$104,080.00**. The said Regions Bank successor by merger to AmSouth Bank, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Lincoln P. Gaborik and Vassie B. Gaborik a/k/a Vassie V. Gaborik 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 52, ACCORDING TO THE SURVEY OF SCOTTSDALE, THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

THE FOLLOWING IS THE LEGAL DESCRIPTION OF A PART OF LOT 52, IN THE RESIDENTIAL SUBDIVISION, SCOTTSDALE, THIRD ADDITION, SITUATED IN THE NE 1/4 OF SECTION 14, AND THE NE 1/4 OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHERLY MOST POINT ON LOT 52, SAID POINT BEING THE P.C. OF A CURVE ON THE WESTERLY RIGHT OF WAY OF MICHAEL DRIVE; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST SIDE OF LOT 52, A DISTANCE OF 100.00 FEET; THENCE RIGHT 90 DEG. 00 MIN. 00 SEC. IN AN EASTERLY DIRECTION A DISTANCE OF 15.42 FEET TO THE WESTERLY RIGHT OF WAY OF MICHAEL DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 18 DEG. 45 MIN. 27 SEC. AND A RADIUS OF 310.45 FEET; THENCE RIGHT 108 DEG. 08 MIN. 37 SEC. TO THE TANGENT OF SAID CURVE AND ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY IN A SOUTHERLY DIRECTION A DISTANCE OF 101.64 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO MORTGAGE TO MERS DATED MARCH 10, 2003 AND RECORDED IN INSTRUMENT NUMBER 20030318000161690 AND ASSIGNED TO CITIMORTGAGE, INC. BY INSTRUMENT RECORDED IN INSTRUMENT NUMBER 20130808000323710 OF SAID PROBATE COURT RECORDS.

**PROPERTY ADDRESS: (for information purposes only) 1402 Michael Dr.
Alabaster, Alabama 35007-8940**

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 successor by merger to AmSouth Bank, and Lincoln P. Gaborik and Vassie B. Gaborik a/k/a Vassie V. Gaborik, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 27th day of January, 2014.

REGIONS BANK SUCCESSOR BY MERGER TO
AMSOUTH BANK and
LINCOLN P. GABORIK and VASSIE B. GABORIK
a/k/a VASSIE V. GABORIK

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 successor by merger to AmSouth Bank, and Lincoln P. Gaborik and Vassie B. Gaborik a/k/a Vassie V. Gaborik 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 3rd day of February, 2014.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 18, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

GRANTEE'S ADDRESS:


Regions Bank
2050 Parkway Office Circle
Hoover, Alabama 35244

GRANTOR'S ADDRESS:

Lincoln P. Gaborik and Vassie B. Gaborik
a/k/a Vassie V. Gaborik
1402 Michael Dr.
Alabaster, Alabama 35007-8940

This instrument prepared by:

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


20140214000041680 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/14/2014 12:21:20 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 Lincoln P. & Vassie B. Gaborik
Mailing Address 1402 Michael Dr.
Alabaster, Alabama 35007-8940

Grantee's Name Regions Bank
Mailing Address 2050 Parkway Office Circle
Hoover, Alabama 35244

Property Address 1402 Michael Dr.
Alabaster, Alabama 35007-8940

Date of Sale January 27, 2014
Total Purchase Price \$ 104,080.00



20140214000041680 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/14/2014 12:21:20 PM FILED/CERT

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 Auctioneer deed

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 1/30/14

Print Beth McFadden Rouse

Unattested

Sign Mallory Bellum as attorney
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1