

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq. *JBT*
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Regions Bank Successor by Merger
with AmSouth Bank
PO Box 18001
Hattiesburg, MS 39404

GRANTOR

Christopher D. Pelton
4727 Hollow Lane
Helena, AL 35080

GRANTEE

Regions Bank Successor by Merger
with AmSouth Bank
PO Box 18001
Hattiesburg, MS 39404

Property Address: 4727 Hollow Lane, Helena, AL 35080
Purchase Price: \$102,000.00 ***Mortgagee credit***
Sale Date: April 9, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 24, 2002, Christopher D. Pelton, a single man, executed a certain mortgage on the property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20020604000263150; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

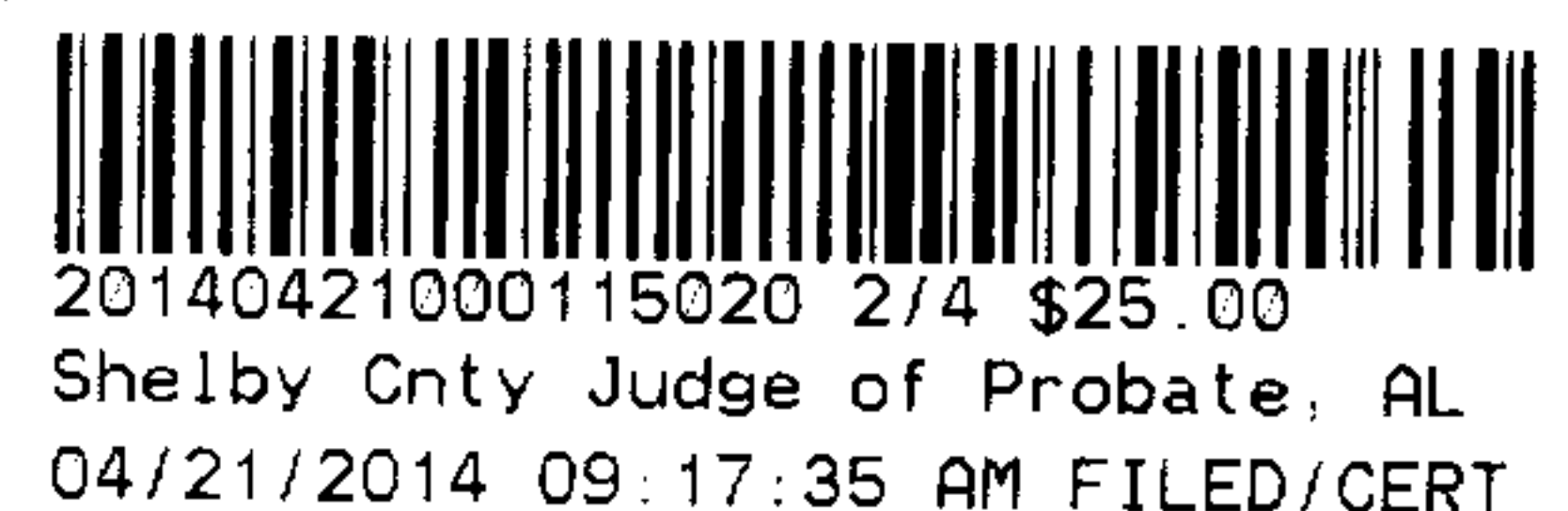
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regions Bank Successor by Merger with AmSouth Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 12, 2014, March 19, 2014, March 26, 2014; and

WHEREAS, on April 9, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Jimmie Raye Newman did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank Successor by Merger with AmSouth Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank Successor by Merger with AmSouth Bank, in the amount of \$102,000.00, which sum of money Regions Bank Successor by Merger with AmSouth Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank Successor by Merger with AmSouth Bank, by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank Successor by Merger with AmSouth Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank Successor by Merger with AmSouth Bank, the following described property situated in Shelby County, Alabama, to-wit:

Lot 27 according to the Survey of Plantation South third Sector, Phase V, as recorded in Map Book 17, Page 85, Shelby County, Alabama Records



TO HAVE AND TO HOLD the above described property to Regions Bank Successor by Merger with AmSouth Bank and its successors and assigns; 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.

IN WITNESS WHEREOF, Regions Bank Successor by Merger with AmSouth Bank and Christopher D. Pelton have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as Auctioneer conducting said sale on April 9, 2014.

Regions Bank Successor by Merger with AmSouth Bank

By: Jimmie Raye Newman
Jimmie Raye Newman, Attorney-in-Fact

Christopher D. Pelton

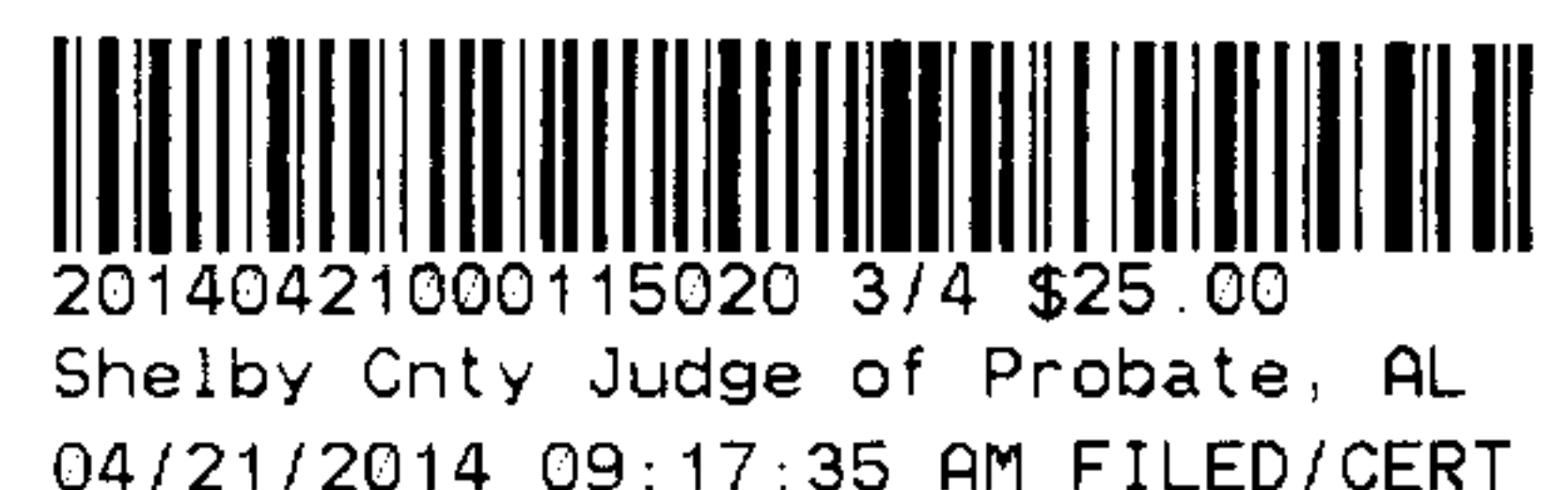
By: Jimmie Raye Newman
Jimmie Raye Newman, The person acting as Auctioneer
and conducting the sale as its Attorney-in-Fact

By: Jimmie Raye Newman
Jimmie Raye Newman, As the Auctioneer and person
making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for Christopher D. Pelton, and whose name as Attorney-in-Fact and agent for Regions Bank Successor by Merger with AmSouth Bank; and whose name as Auctioneer and person making said sale, 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, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 14th day of April, 2014.



Dorothy M. Veith

Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 6-28-14



Dorothy M. Veith
Notary Public
State of Alabama
Alabama State c



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Shelby Cnty Judge of Probate, AL
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