

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20140505000133040 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
05/05/2014 12:26:34 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of February, 2010, William R. Gregory, Jr., an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Lending Solutions, Inc. DBA LSI Mortgage Plus, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100301000059070, said mortgage having subsequently been transferred and assigned to Regions Bank d/b/a Regions Mortgage, by instrument recorded in Instrument Number 20130821000341020, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation



published in Shelby County, Alabama, in its issues of March 19, 2014, March 26, 2014, and April 2, 2014; and

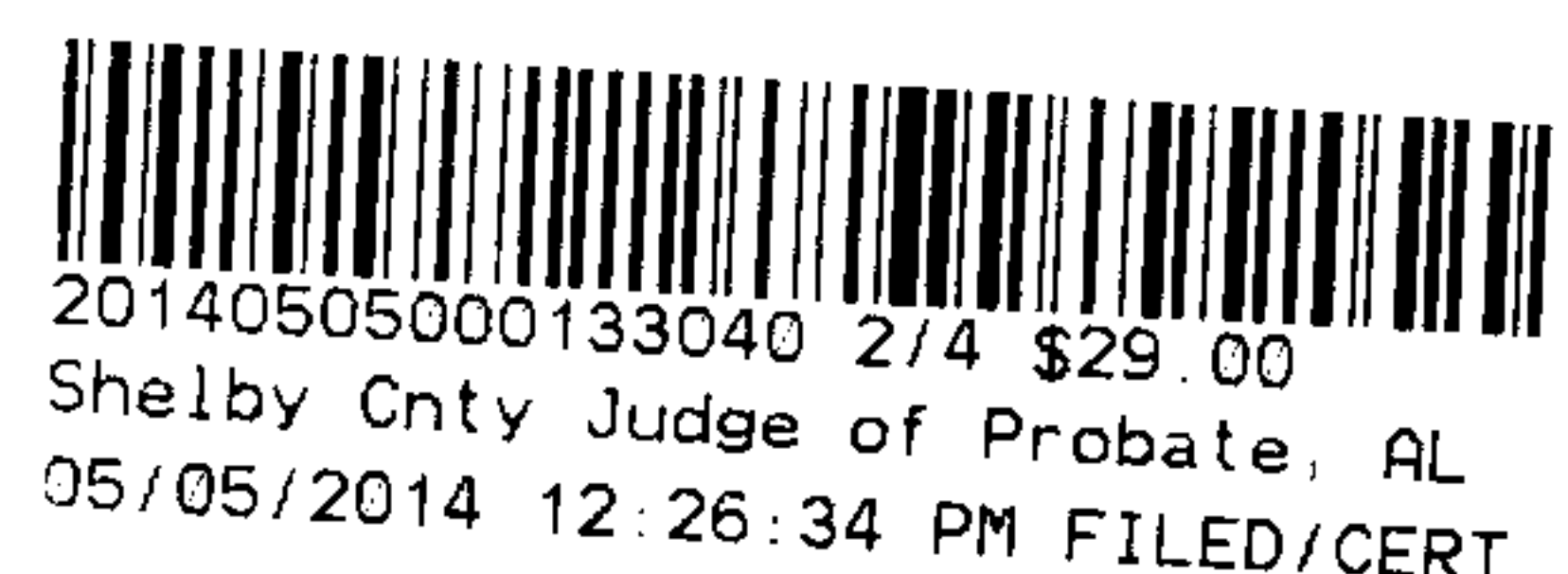
WHEREAS, on April 21, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Regions Bank d/b/a Regions Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank d/b/a Regions Mortgage; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Fifty-Two Thousand Four Hundred Seventy-Two And 89/100 Dollars (\$52,472.89) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Book 1996, Page 33109, Tax ID Number 23-2-10-1-005-039.000, being known and designated as Lot 39, according to the Resurvey of Lots 1, through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the declaration of covenants, conditions and restrictions of Applegate Townhouse, as recorded in Real 63, Page 634, in said Probate Office.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded



easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Regions Bank d/b/a Regions Mortgage, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 23 day of April, 2014.

Regions Bank d/b/a Regions Mortgage

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

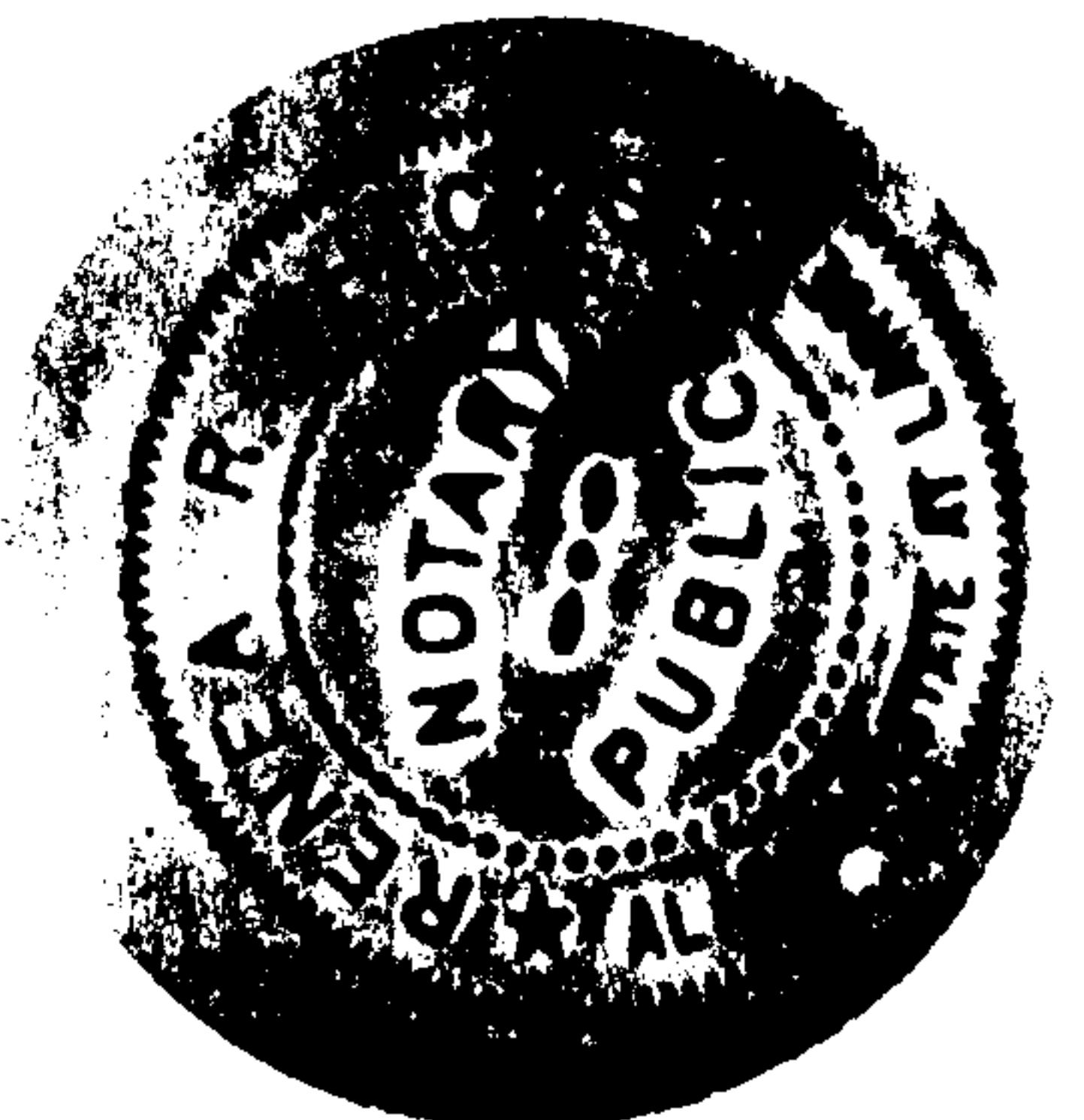
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Regions Bank d/b/a Regions Mortgage, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 23 day of April, 2014.

[Signature]
Notary Public
My Commission Expires MAY 27, 2015

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Federal National Mortgage Association

Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Date of Sale 04/21/2014

or

Actual Value \$

or

Assessor's Market Value \$

Appraisal

✓ Other Foreclosure Bid Price

Closing Statement

Date _____

Print Tasia Craig, foreclosure specialist

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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