

06/26/2014 12:37:35 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq. 2222 2110 Devereux Circle Birmingham, AL 35243

GRANTOR

Kathy M. Moultrie 2583 Willowbrook Circle Birmingham, AL 35242

Martin Russell Moultrie 2583 Willowbrook Circle Birmingham, AL 35242 SEND TAX NOTICES TO:

Regions Bank d/b/a Regions Mortgage PO Box 18001 Hattiesburg, MS 39404

GRANTEE

Regions Bank d/b/a Regions Mortgage PO Box 18001 Hattiesburg, MS 39404

Property Address: 2583 Willowbrook Circle, Birmingham, AL 35242

Purchase Price: \$322,500.00 *** Mortgagee credit***

Sale Date: June 18, 2014

STATE OF ALABAMA (COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on April 9, 2007, Martin Russell Moultrie and Kathy M. Moultrie, husband and wife, executed a certain mortgage on the property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20070418000178520; 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 outery 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



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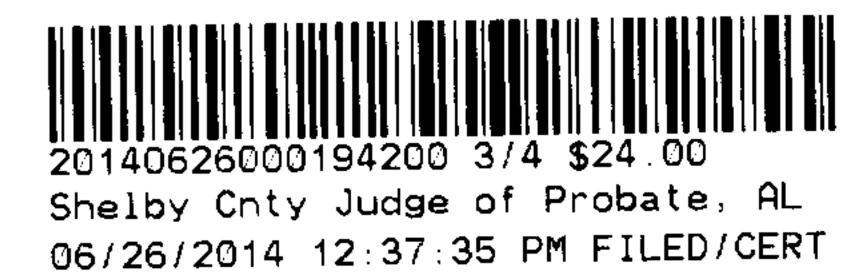
conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regions Bank d/b/a Regions Mortgage 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 May 21, 2014, May 28, 2014, June 4, 2014; and

WHEREAS, on June 18, 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 Gary L. Anderson 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, Gary L. Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank d/b/a Regions Mortgage; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank d/b/a Regions Mortgage, in the amount of \$322,500.00, which sum of money Regions Bank d/b/a Regions Mortgage offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage, by and through Gary L. Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions Bank d/b/a Regions Mortgage, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank d/b/a Regions Mortgage, the following described property situated in Shelby County, Alabama, to-wit:



Lot 4, according to the Survey of Willow Brook, as recorded in Map Book 11, Page 48, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Regions Bank d/b/a Regions Mortgage 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 d/b/a Regions Mortgage and Martin Russell Moultrie and Kathy M. Moultrie have caused this instrument to be executed by and through Gary L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L. Anderson, as Auctioneer conducting said sale on June 18, 2014.

By: Anderson, Attorney-in-Fact	
Martin Ryssell Moultrie and Kathy M. Moultrie	
By: <u>Jary J. M. M. By: Mary J. Anderson</u> , The person acting as Auctioneer are conducting the sale/as its Attorney-in-Fact	nd
By. Aug of well and person mak	ing
said sale () STATE OF ALABAMA) COUNTY OF SHELBY)	

Regions Bank d/b/a Regions Mortgage

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary L. Anderson, whose name as Attorney-in-Fact for Martin Russell Moultrie and Kathy M. Moultrie, and whose name as Attorney-in-Fact and agent for Regions Bank d/b/a Regions Mortgage; 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 day of Wne, 2014.

Notary Public in and for the State of Alabama,

Dorothy M. Veitch

Notary Public

State of Alabama

Alabama State at Large

at Large

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