


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20140905000279350 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
09/05/2014 11:31:00 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, June 3, 2009, to wit, Janet K. Bailey a/k/a Janet L. Knight and Michael L. Bailey, wife and husband, executed and delivered to Mortgage Electronic Registration Systems, Inc. (“MERS”), (solely as nominee for Lender, Regions Bank d/b/a Regions Mortgage, and Lender’s successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. (“MERS”), (solely as nominee for Lender, Regions Bank d/b/a Regions Mortgage, and Lender’s successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090619000237640; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. (solely as nominee for Lender, Regions Bank dba Regions Mortgage, and Lender’s successors and assigns) to Regions Bank dba Regions Mortgage by virtue of that certain Corporate Assignment of Mortgage dated March 27, 2012 and recorded in said Probate Office under Instrument Number 20120402000111200; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgage Electronic Registration Systems, Inc. (“MERS”), (solely as nominee for Lender, Regions Bank d/b/a Regions Mortgage, and Lender’s successors and assigns), would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Bank dba Regions Mortgage, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Bank dba Regions Mortgage, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 6, 2014, August 13, 2014 and August 20, 2014, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on August 26, 2014; and

WHEREAS, after having given said notice, Regions Bank dba Regions Mortgage, as Assignee, on the 26th day of August, 2014, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Baltic Avenue, LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Eighty Thousand Nine Hundred Seventeen and 17/100 Dollars (\$80,917.17).

NOW, THEREFORE, Janet K. Bailey a/k/a Janet L. Knight and Michael L. Bailey, by Dan Head, the auctioneer making said sale, and Dan Head, as said auctioneer, for and in consideration of the premises and the sum of Eighty Thousand Nine Hundred Seventeen and 17/100 Dollars (\$80,917.17), applied by Regions Bank dba Regions Mortgage, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Baltic Avenue, LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 33 minutes 33 seconds West along the North line of said 1/4-1/4 section a distance of 539.39 feet; thence South 1 degree 23 minutes 37 seconds East a distance of 738.12 feet; thence South 88 degrees 34 minutes 50 seconds East a distance of 519.34 feet; thence North 0 degrees 10 minutes 19 seconds East a distance of 746.62 feet to the point of beginning.

50 Foot Easement:
Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89 degrees 33 minutes 33 seconds West

[LEGAL DESCRIPTION CONTINUED ON NEXT PAGE]

along the North line of said 1/4-1/4 section a distance of 539.39 feet to the point of beginning of the North line of a 50 foot easement lying 50 feet South of described line; thence North 89 degrees 33 minutes 33 seconds West along said line a distance of 1081.81 feet to the easterly right of way of Shelby County Hwy. 61 and the end of said easement.

20 Foot Easement A:
Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning of the North line of a 20 foot easement lying 20 foot South of and parallel to described line; thence North 89 degrees 33 minutes 33 seconds West along the North line of said 1/4-1/4 section and along said line a distance of 539.39 feet to the end of said easement.

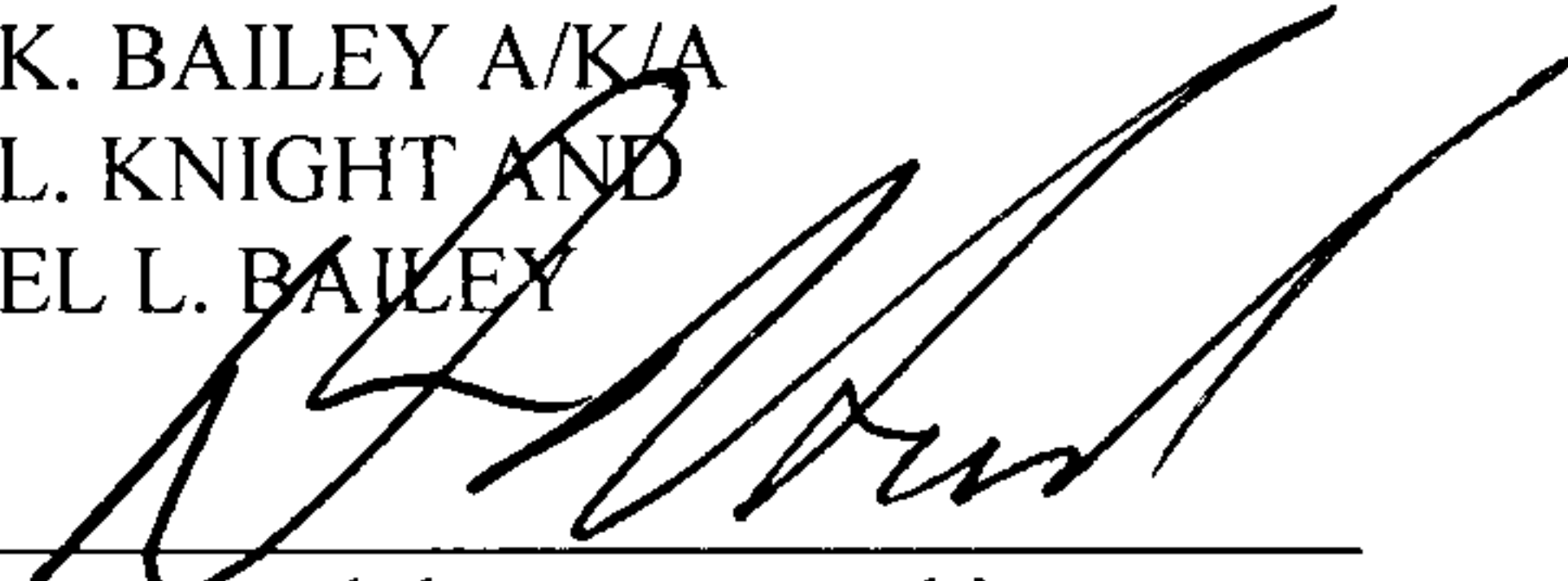
20 Foot Easement B:
Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama said point being the point of beginning of the East line of a 20 foot easement lying 20 feet West of and parallel to described line; thence South 0 degrees 10 minutes 19 seconds West along said line a distance of 746.62 feet to the end of said easement. Situated, lying and being in Shelby County, Alabama.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

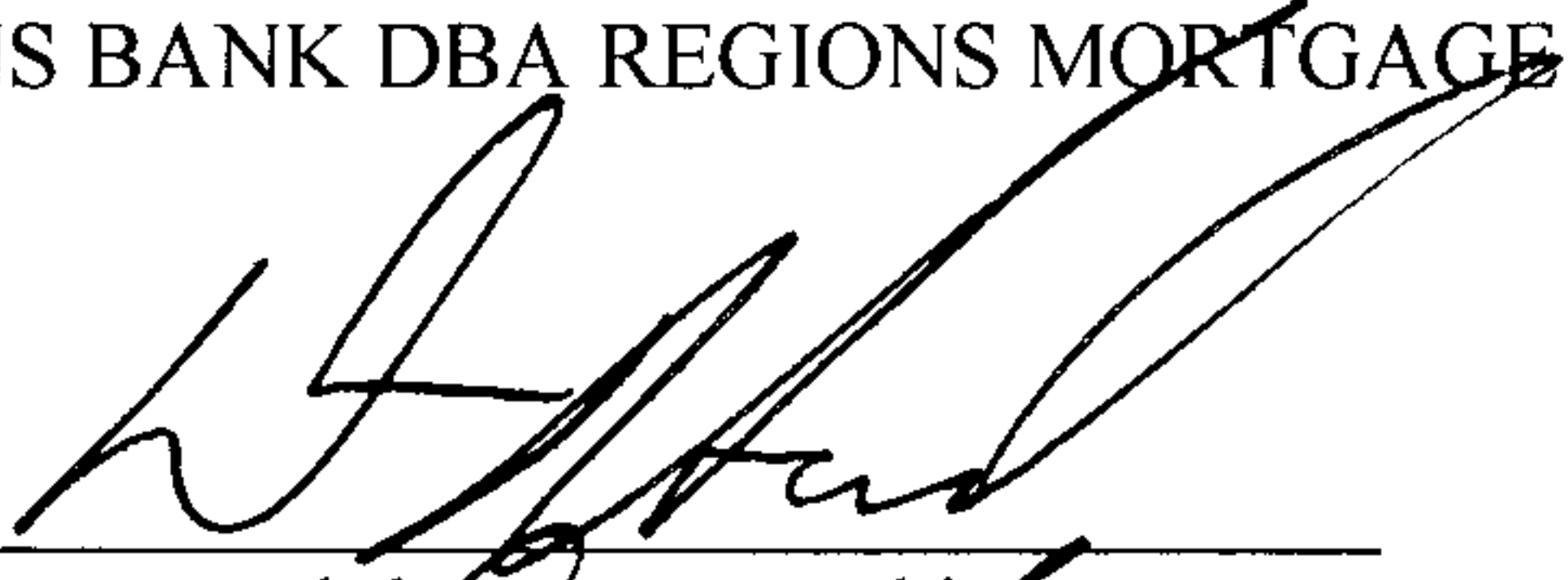
TO HAVE AND TO HOLD, the aforegranted property unto the said Baltic Avenue, LLC, its successors and assigns, forever.

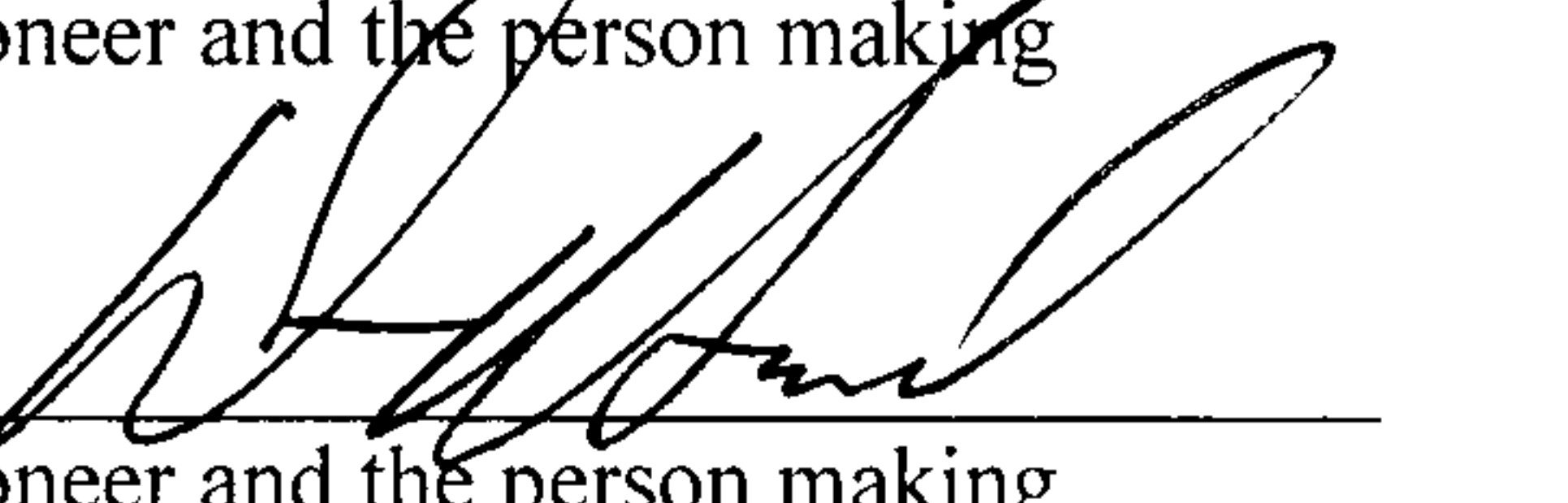
IN WITNESS WHEREOF, Janet K. Bailey a/k/a Janet L. Knight and Michael L. Bailey, by Dan Head, the person making said sale, Regions Bank dba Regions Mortgage, by Dan Head, as auctioneer and the person making said sale, and Dan Head, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 26th day of August, 2014.

JANET K. BAILEY A/K/A
JANET L. KNIGHT AND
MICHAEL L. BAILEY

By: 
As auctioneer and the person making
said sale

REGIONS BANK DBA REGIONS MORTGAGE

By: 
As auctioneer and the person making
said sale

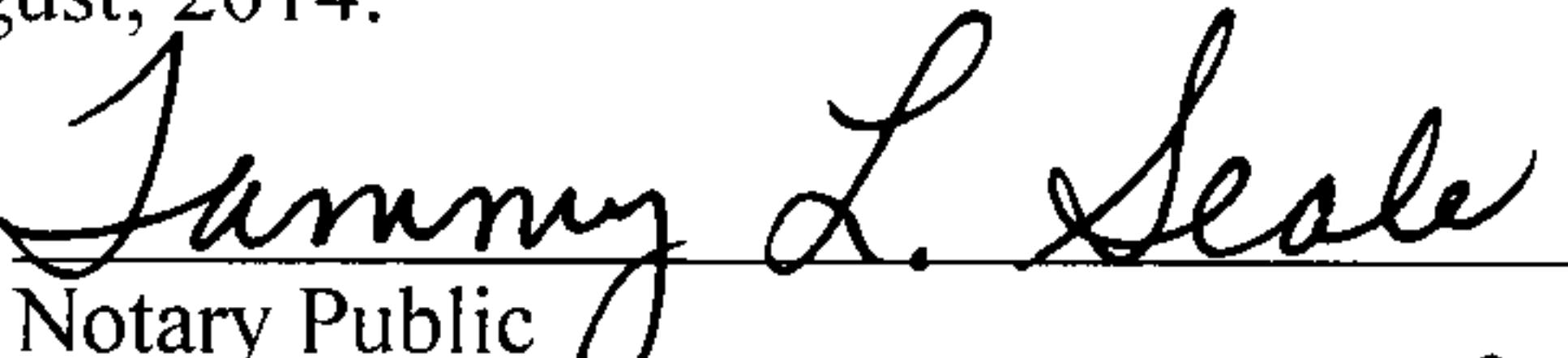
By: 
As auctioneer and the person making
said sale

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Dan Head, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2014.

(SEAL)


Notary Public
My commission expires: 09-07-2015

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton & Brown, P.C.
Post Office Box 4539
Montgomery, AL 36103-4539
Our File No.: 49820-8 Janet K. Bailey and Michael L. Bailey
FOR AD VALOREM TAX PURPOSES: Baltic Avenue, LLC, 2773 BM Montgomery, Birmingham, AL 35209, (205) 803-1007


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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Regions Bank
Mailing Address 215 Forest Street
Hattisburg, MS 39401
Property Address: 10750 North Main Street
Wilsonville, AL 35186

Grantee's Name: Baltic Avenue, LLC
Mailing Address: 2773 BM Montgomery Street
Birmingham, AL 35209

Date of Sale 8/26/14
Total Purchase Price \$ 80,917.00

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 - Foreclosure Bid

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 9/5/14

Sign Elizabeth U. Biel
(Grantor/Grantee/Owner/Agent) circle one

Print Elizabeth U. Biel

☐ Unattested

(Verified by)

Form RT-1



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