


## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20141120000365480 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/20/2014 11:30:34 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: June 12, 2009, Mark E. Gell and Lori S. Gell, husband and wife, Mortgagors, executed a certain mortgage to Regions Bank, a corporation, said mortgage being recorded in Instrument 20090625000244520, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as Mortgagee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of October 22, 29 and November 5, 2014.

**WHEREAS**, on November 19, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Regions Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Regions Bank, in the amount of One Hundred Six Thousand Fifty Five and 54/100 Dollars (\$106,055.54) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank; and

**WHEREAS**, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank; and

**WHEREAS**, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

**NOW, THEREFORE**, in consideration of the premises and the credit of One Hundred Six Thousand Fifty Five and 54/100 Dollars (\$106,055.54), Mark E. Gell and Lori S. Gell, husband and wife, Mortgagors by and through the said Regions Bank, and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

The following described real estate situated in Shelby County, Alabama to wit: Lot 39, according to the Map and Survey of Meadow Brook, 16<sup>th</sup> Sector, Phase II, as recorded in Map Book 9, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and Mining rights excepted.



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**TO HAVE AND TO HOLD**, the above described property unto the said Regions Bank, 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.

**IN WITNESS WHEREOF**, the said Mark E. Gell and Lori S. Gell, husband and wife, Mortgagors, by the said Regions Bank, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 19<sup>th</sup> day of November, 2014.

**MARK E. GELL  
AND  
LORI S. GELL,  
HUSBAND  
AND  
WIFE  
MORTGAGOR**

**By: REGIONS BANK,  
AS MORTGAGEE**

By:   
W. L. Longshore, III,  
Auctioneer

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said Regions Bank, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>TH</sup> day of November, 2014.

  
**NOTARY PUBLIC: Yvette A. Cole  
My Commission Expires: 05/24/2016**

**THIS INSTRUMENT PREPARED BY:**

W. L. Longshore, III  
Longshore, Buck & Longshore, P.C.  
The Longshore Building  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703

**GRANTEE'S ADDRESS AND ADDRESS TO SEND TAX NOTICES TO:**

Regions Bank  
P. O. Box 10063  
Birmingham, AL 35202-0063



# Real Estate Sales Validation Form

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

Grantor's Name: Mark E. Gell  
Lori S. Gell

Grantee's Name: Regions Bank

Mailing Address: 3136 Brookhill Drive  
Birmingham, AL 35242

Mailing address: 2050 Parkway Office  
Hoover, AL 35244



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Property Address: 3136 Brookhill Drive  
Birmingham, AL 35242

Date of Sale: November 19, 2014

Total Purchase Price \$ 106,055.54

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 ☐ Appraisal  
☐ Sales Contract ☒ Other (Foreclosure Deed)  
☐ Closing Statement

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 11-19-2014

Print W. L. Longshore, III

☐ Unattested

Y  
Verified by

Sign

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