

20141124000370010 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/24/2014 01:19:09 PM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICES TO:**

Regions Bank  
PO Box 18001  
Hattiesburg, MS 39404

**GRANTOR**

Jonathan A. Morris  
323 12th Street SW  
Alabaster, AL 35007

**GRANTEE**

Regions Bank  
PO Box 18001  
Hattiesburg, MS 39404

Kara N. Morris  
323 12th Street SW  
Alabaster, AL 35007

Property Address: 323 12th Street SW, Alabaster, AL 35007  
Purchase Price: \$67,500.00 \*\*\*Mortgagee credit\*\*\*  
Sale Date: November 12, 2014

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 12, 2001, Jonathan A. Morris and wife, Kara N. Morris, 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 No., 2001/45262; 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

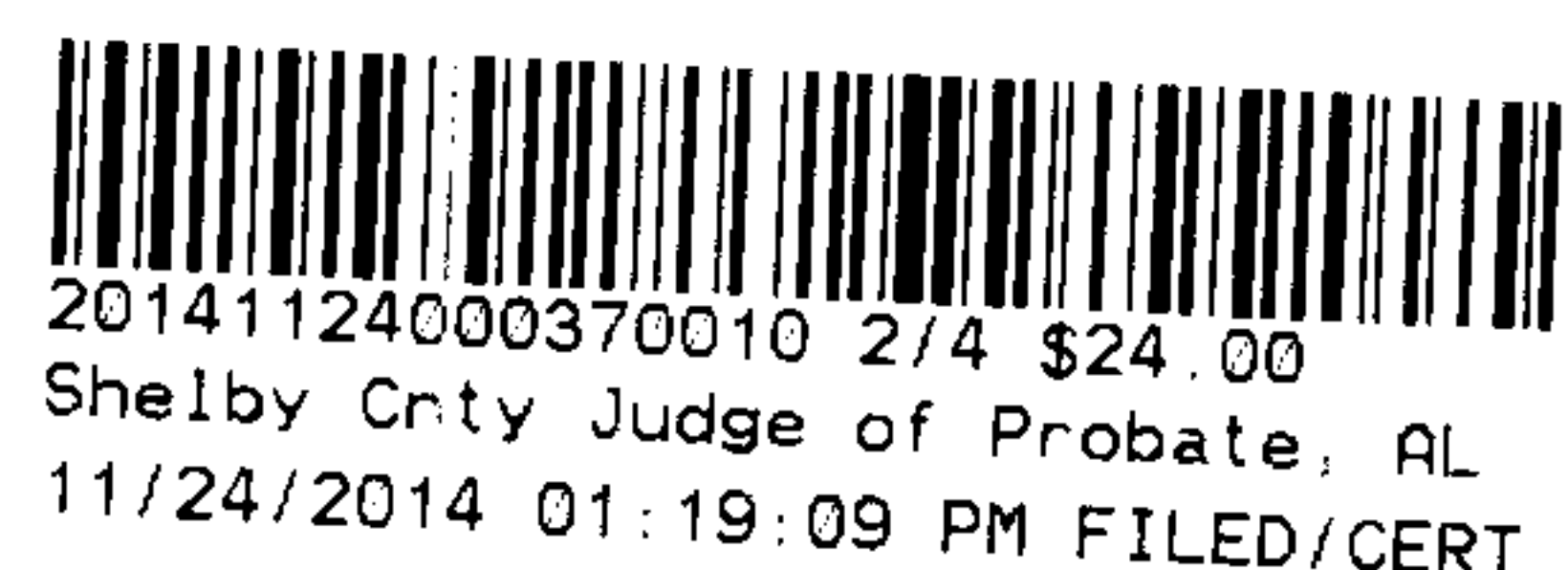
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regions Bank Successor by Merger with AmSouth Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 15, 2014, October 22, 2014, October 29, 2014; and

WHEREAS, on November 12, 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 Cari McKinney 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, Cari McKinney 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, in the amount of \$67,500.00, 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 Cari McKinney, 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, the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, Block 2 according to the Survey of Alabaster Highlands Subdivision as recorded in Map Book 4, Page 43, Shelby County, Alabama Records.





TO HAVE AND TO HOLD the above described property to Regions 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 Jonathan A. Morris and Kara N. Morris have caused this instrument to be executed by and through Cari McKinney, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Cari McKinney, as Auctioneer conducting said sale on November 12, 2014.

Regions Bank Successor by Merger with AmSouth Bank

By: Cari McKinney  
Cari McKinney, Attorney-in-Fact

Jonathan A. Morris and Kara N. Morris

By: Cari McKinney  
Cari McKinney, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Cari McKinney  
Cari McKinney, As the Auctioneer and person making said sale

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

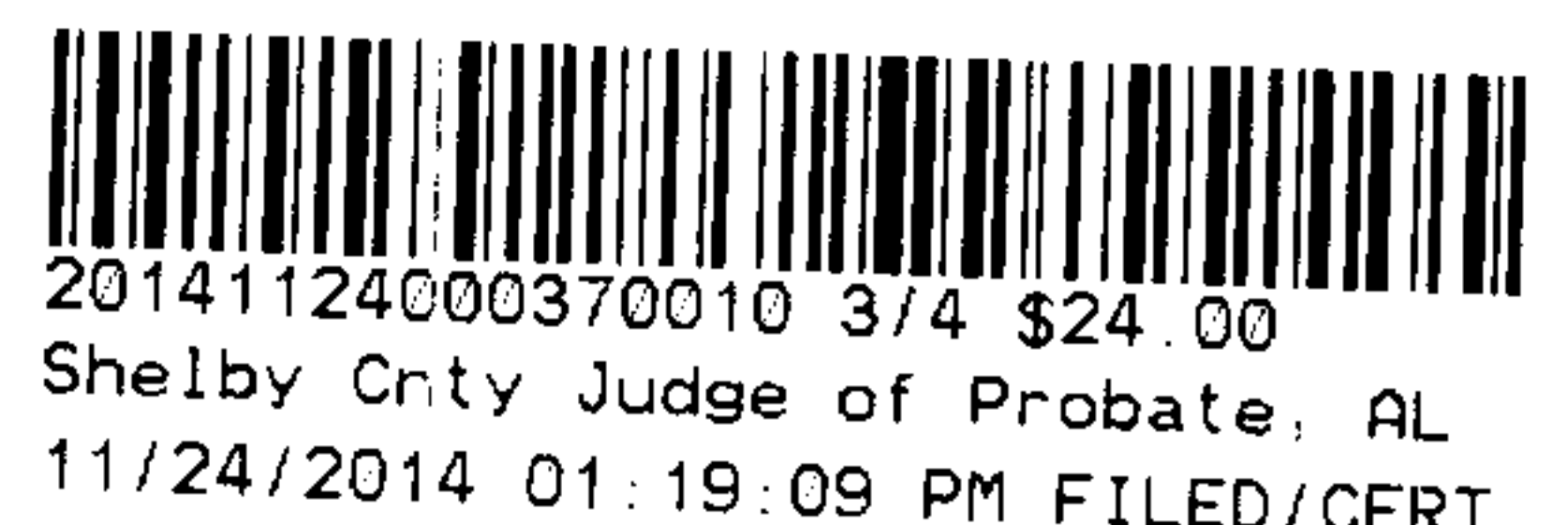
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Cari McKinney, whose name as Attorney-in-Fact for Jonathan A. Morris and Kara N. Morris, and whose name as Attorney-in-Fact and agent for Regions Bank Successor by Merger with AmSouth Bank; 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 13th day of November, 2014.

Dorothy M. Veitch  
Notary Public  
My Commission Expires: 6-28-18



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large



# Real Estate Sales Validation Form

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

Grantor's Name Jonathan A. + Kara N. Morris  
Mailing Address 323 12<sup>th</sup> Street SW  
Alabaster, AL 35007

Grantee's Name Regions Bank  
Mailing Address P.O. Box 18001  
Hattiesburg, MS 39404

Property Address 323 12<sup>th</sup> Street SW  
Alabaster, AL 35007

Date of Sale Nov. 12, 2014  
Total Purchase Price \$ 67,500.00

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 Deed

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 11-21-14

Print Donna Darlene England Hunt

Unattested

Signature Donna Darlene England Hunt

(Grantor/Grantee/Owner Agent, circle one)



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