

THIS INSTRUMENT WAS PREPARED BY:

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SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

GRANTOR


Jennifer K Morris
174 Savannah Lane
Calera, AL 35040

GRANTEE

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

Jonathan S Morris
174 Savannah Lane
Calera, AL 35040

Property Address: 174 SAVANNAH LANE, CALERA, AL 35040
Purchase Price: \$193,074.81 ***Mortgagee credit***
Sale Date: April 28, 2015


20150514000160580 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:16:15 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 25, 2007, Jonathan S Morris and Jennifer K Morris, joint tenants, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20070605000262180 and re-recorded at Instrument Number 20070924000446560; and subsequently transferred and assigned to Regions Bank DBA Regions Mortgage, and said assignment being recorded in Instrument Number, 20110422000124050; 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 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 April 1, 2015, April 8, 2015, April 15, 2015; and

WHEREAS, on April 28, 2015, 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 Erin Veitch 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, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions 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 \$193,074.81, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank , by and through Erin Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for Regions 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 402, according to the Survey of Savannah Pointe, Sector V, Phase 1, as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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.

