


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150630000219620 1/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/30/2015 12:04:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Owens Enterprises, LLC (the "Grantor" or "Owens") executed that certain Mortgage to Regions Bank (the "Grantee" or "Regions"), dated July 29, 2012, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, at Instrument No. 20120914000349230 on September 14, 2012; and,

WHEREAS such Mortgage was subsequently modified by that certain Modification of Mortgage recorded in the Probate Office at Instrument Number 20131204000470380 on December 4, 2013; and,

WHEREAS, such mortgage was again modified in that certain Second Mortgage Modification Agreement recorded in the Probate Office at Instrument Number 20150528000175770 on May 28, 2015 (such mortgage and all subsequent modifications being collectively referred to as the "Mortgage"); and

WHEREAS, default was made in payment of the indebtedness secured by said Mortgage, and Regions 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, and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of June 03, 2105, June 10, 2015, and June 17, 2015; and,

WHEREAS, on June 30, 2015, 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 Regions did offer for sale and sell at public outcry, on the steps of the main entrance of the Shelby County Courthouse, located at Columbiana, Alabama, the property hereafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned Mortgage was the bid of Regions in the amount of **\$215,265.00** which sum was offered to be credited on the indebtedness secured by said Mortgage, and said property was thereupon sold to Regions; and

WHEREAS, the undersigned, Greer B. Mallette, was the auctioneer, agent and attorney-in-fact who conducted the sale on behalf of Regions; 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 **\$215,265.00**, Owens, Mortgagor, by and through Regions, does grant, bargain, sell and convey unto Regions, the real property situated in Shelby County, Alabama described in the attached Exhibit "A."

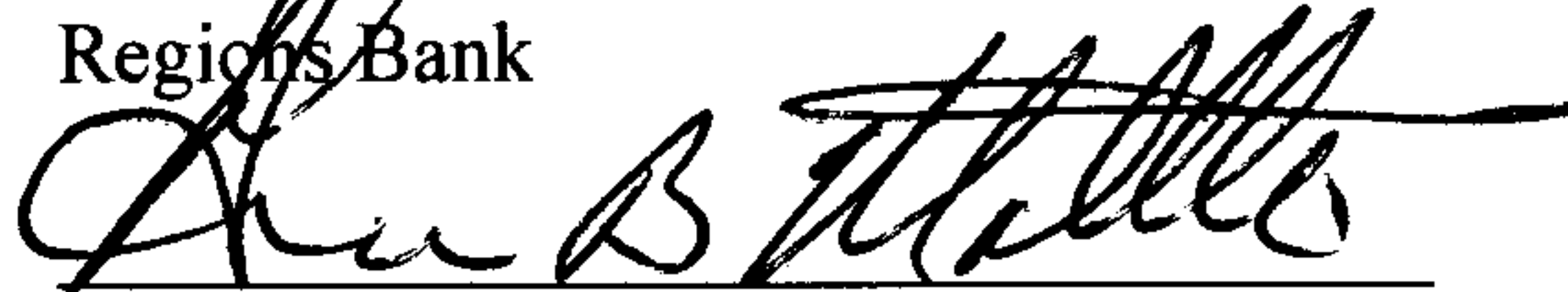
TO HAVE AND TO HOLD, the above described property unto Regions, its successors and assigns forever; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Owens, Mortgagor, by Regions, by Greer B. Mallette , as auctioneer conducting said sale caused these presents to be executed on this the 30th day of June, 2015.

Owens Enterprises, LLC

By: Regions Bank

By:



Greer B. Mallette, Esq.

Auctioneer and Attorney-in-fact



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greer B. Mallette, whose name as auctioneer and attorney-in-fact for 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 and attorney-in-fact, executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2015.




NOTARY PUBLIC

My Commission Expires: 3-28-15

This Instrument Prepared By:
Greer B. Mallette
Christian & Small, LLP
505 20th Street North
Suite 1800
Birmingham, Alabama 35203

Grantee's Address:
Regions Bank
Attn: Chris Rowell
107 Chesterfield Street
Aiken, SC 29801

EXHIBIT A


20150630000219620 3/5 \$29.00
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A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, being more particularly described as follows:


Commence at the SW corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; thence run in an Easterly direction along the South line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 466.90 feet; thence turn a deflection angle of 91 degrees 18 minutes 30 seconds to the left and run 102.73 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 40 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 32 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 231.35 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 210.69 feet; thence turn a deflection angle of 5 degrees 02 minutes to the left and run 48.0 feet to an iron; thence turn a deflection angle of 90 degrees 07 minutes 22 seconds to the left and run 78.04 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 183.52 feet; thence turn a deflection angle of 76 degrees 27 minutes 08 seconds to the right and run 91.01 feet; thence turn a deflection angle of 90 degrees 06 minutes 37 seconds to the right and run 179.14 feet; thence turn a deflection angle of 90 degrees 12 minutes 06 seconds to the right and run 133.66 feet to the point of beginning, said parcel is lying in the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; being situated in Shelby County, Alabama.

Easement

Commence at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; thence run in an easterly direction along the south line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 466.90 feet; thence turn a deflection angle of 91 degrees 18 minutes 30 seconds to the left and run 102.73 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 40 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run 32 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 231.35 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run 210.69 feet; thence turn a deflection angle of 5 degrees 02 minutes to the left and run 48.0 feet to an iron; thence turn a deflection angle of 90 degrees 07 minutes 22 seconds to the left and run 78.04 feet to the point of beginning of the center line of a 30 foot wide easement; thence turn a deflection angle of 76 degrees 45 minutes 51 seconds to the right and run 222.42 feet; thence turn a deflection angle of 180 degrees 00 minutes to the right and run back along the previous line for 88.76 feet; thence turn a deflection angle of 89 degrees 47 minutes 54 seconds to the right and run 179.14 feet to the point of ending of said easement center line. Said easement is 30 feet in width being 15 feet each side of the above described center line; being situated in Shelby County, Alabama.

Said tract comprising Tax Parcel Number 136231002006.003 and being the same property conveyed in that certain deed recorded in the Probate Office as Instrument Number 20050815000417570.

Property street address for informational purposes: 109 Clark Street, Pelham, Alabama 35124.


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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 Grantee's Name Regions Bank
Mailing Address Ann Chris Rowell Mailing Address Ann Chris Rowell
107 Chesterfield Street Helena, AL 35080 107 Chesterfield Street
Aiken, SC 29801 Aiken, SC 29801

Property Address 109 Clark Street Date of Sale 6/30/2015
Pelham, AL 35124 Total Purchase Price \$ 215,265 Cr. Bid.
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
☐ 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 6/30/2015

Print Greer B. Mallett

Unattested



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Sign Greer B. Mallett - Auctioneer
(Grantor/Grantee/Owner/Agent) circle one