


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150630000219630 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/30/2015 12:08:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, L & C Properties, LLC (the "Grantor" or "L & C") executed that certain Mortgage to Regions Bank (the "Grantee" or "Regions"), dated October 26, 2007, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, in Instrument No. 20090611000223500, on June 11, 2009 (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 **\$284,637.00** 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 **\$284,637.00**, L & C, 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."

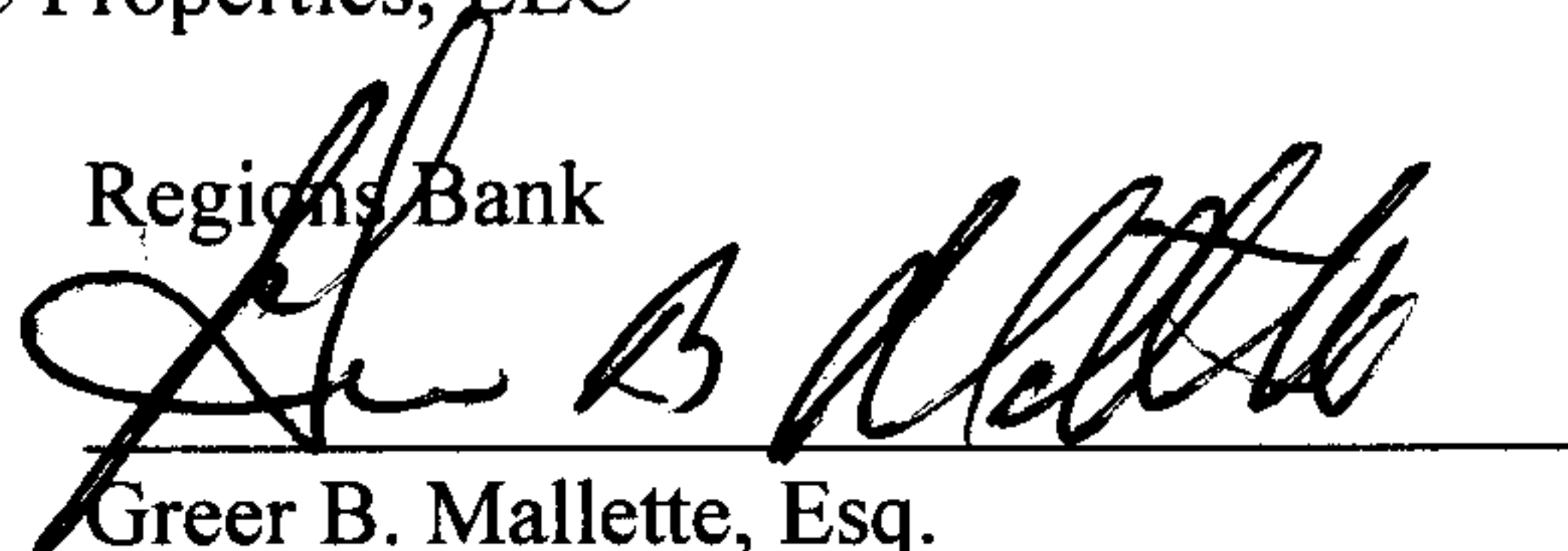
TO HAVE AND TO HOLD, the above described property unto Regions, its successors and assigns forever; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, L & C, Mortgagor, by Regions, by Greer B. Mallette , as auctioneer and attorney-in-fact conducting said sale caused these presents to be executed on this the 30th day of June, 2015.

L & C Properties, 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


20150630000219630 3/4 \$24.00
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The N ½ of Lot 2, in Block 3 and also Lot 3, in Block 3 of Nickerson & Scott Survey, which is a subdivision of a part of the E ½ of the SE ¼, Section 35, and a part of the NW ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, page 127, in the Probate Office of Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate office of Shelby County, Alabama, that abuts Lot 3, in Block 3 and the N ½ of Lot 2, in Block 3 of said Nickerson & Scott Survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in said Probate Office.

Said tract comprising Tax Parcel Number 13-7-35-4-0-001-08.001 and being the same property conveyed in that certain deed recorded in Instrument Number 20070822000395790, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name L+C Properties, LLC
Mailing Address 3500 Bearden Lane
Helena, AL 35080

Grantee's Name Regions Bank
Mailing Address ATTN: Chris Powell
107 Chesterfield St.
Aiken, SC 29801

Property Address 514 1st St. N.
~~121 5th Ave N.E.~~
Alabaster, AL

Date of Sale 6/30/1970
Total Purchase Price \$ 284,637⁰⁰ Cr Bd.

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

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.

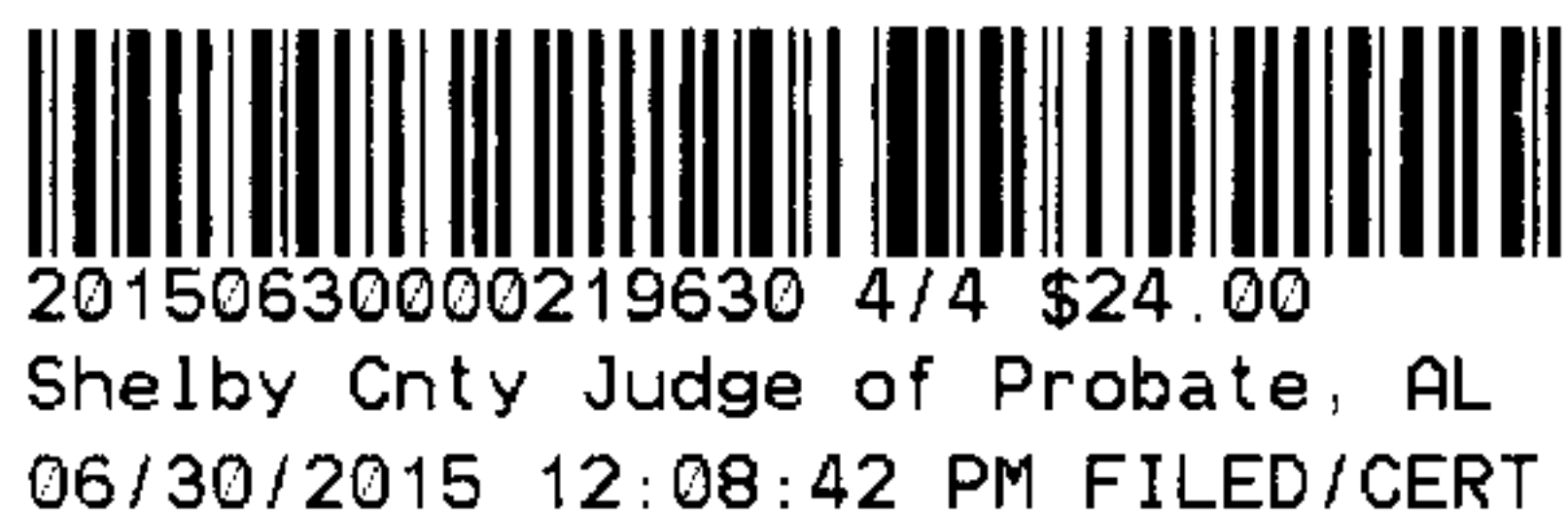
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 _____

Print Gregor B. Mallette

Unatt _____



Sign _____

Gregor B. Mallette - Auctioneer
(Grantor/Grantee/Owner/Agent) circle one