

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

GRANTOR

Jason D. Politz
Elizabeth M. Politz
181 Narrows Peak Circle
Birmingham, AL 35242

GRANTEE

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

20151130000409060**11/30/2015 03:26:27 PM****FCDEEDS 1/3**

Property Address: 181 Narrows Peak Circle, Birmingham, AL 35242

Purchase Price: \$225,979.80 ***Mortgagee credit***

Sale Date: November 24, 2015

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 4, 2003, Jason D. Politz and wife Elizabeth M. Politz, executed a certain mortgage on the property hereinafter described to Union Planters Bank, NA, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20031209000796240; 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

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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 ("Transferee") 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 November 4, 2015, November 11, 2015, November 18, 2015; and

WHEREAS, on November 24, 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 Regions Bank 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 M 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 \$225,979.80, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank, by and through Michael Lindsey, as attorney for said 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 54, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in

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Inst. #2000-09755 in the Probate Office of Shelby County, Alabama (which, together with all
amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 has caused this instrument to be executed by
and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as
attorney for said Transferee, has hereto set his hand and seal on this the 30th day of
November, 2015.

Regions Bank


By: 

Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

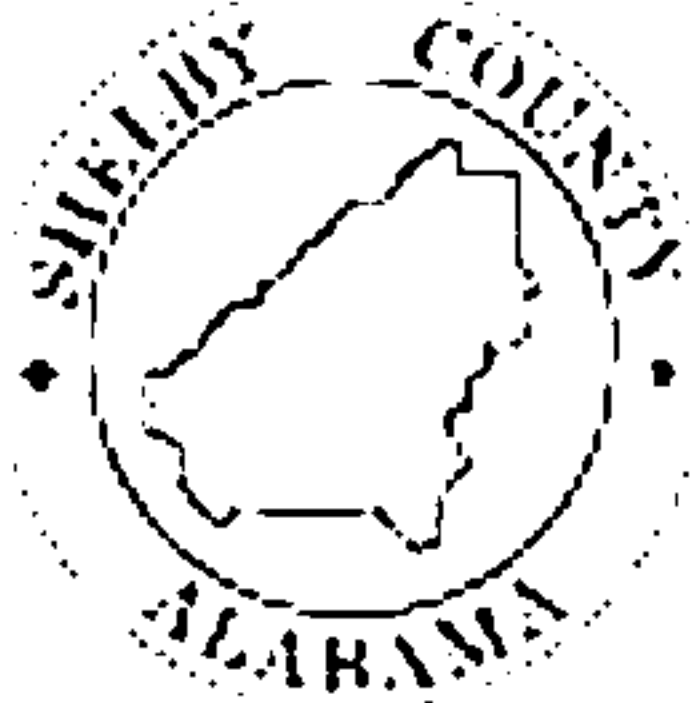
I, the undersigned authority, a Notary Public in and for said County and in said State, do
hereby certify that Michael Lindsey, whose name as Attorney for Regions Bank, is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of said conveyance, he, as such attorney for Regions Bank and with full
authority, executed the same voluntarily on the day the same bears date for and as the act of said
Transferee.

GIVEN under my hand, on this 30th day of November, 2015.



Notary Public

My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$21.00 CHERRY
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