

**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICES TO:**

Regions Bank  
2050 Parkway Office Circle  
Hoover, AL 35244

**GRANTOR**

Andrew L Bekken  
300 Office Park Drive Suite 206  
Birmingham, AL 35223

**GRANTEE**

Regions Bank  
2050 Parkway Office Circle  
Hoover, AL 35244

Melissa A. Bekken  
300 Office Park Drive Suite 206  
Birmingham, AL 35223

**20160616000208760**

**06/16/2016 03:25:34 PM**

**FCDEEDS 1/3**

Property Address: 1064 Greymoor Road, Birmingham, AL 35242  
Purchase Price: \$532,264.04  
Sale Date: June 14, 2016

STATE OF ALABAMA  
COUNTY OF SHELBY

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**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 18, 2007, Andrew L Bekken and Melissa A. Bekken, husband and wife, executed a certain mortgage on the property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20070801000359410; 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 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 ("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 May 25, 2016, June 1, 2016, June 8, 2016; and

WHEREAS, on June 14, 2016, 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 Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Michael Lindsey 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 \$532,264.04, 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 56, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh

Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, 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 16<sup>th</sup> day of June, 2016.

Regions Bank


By: 

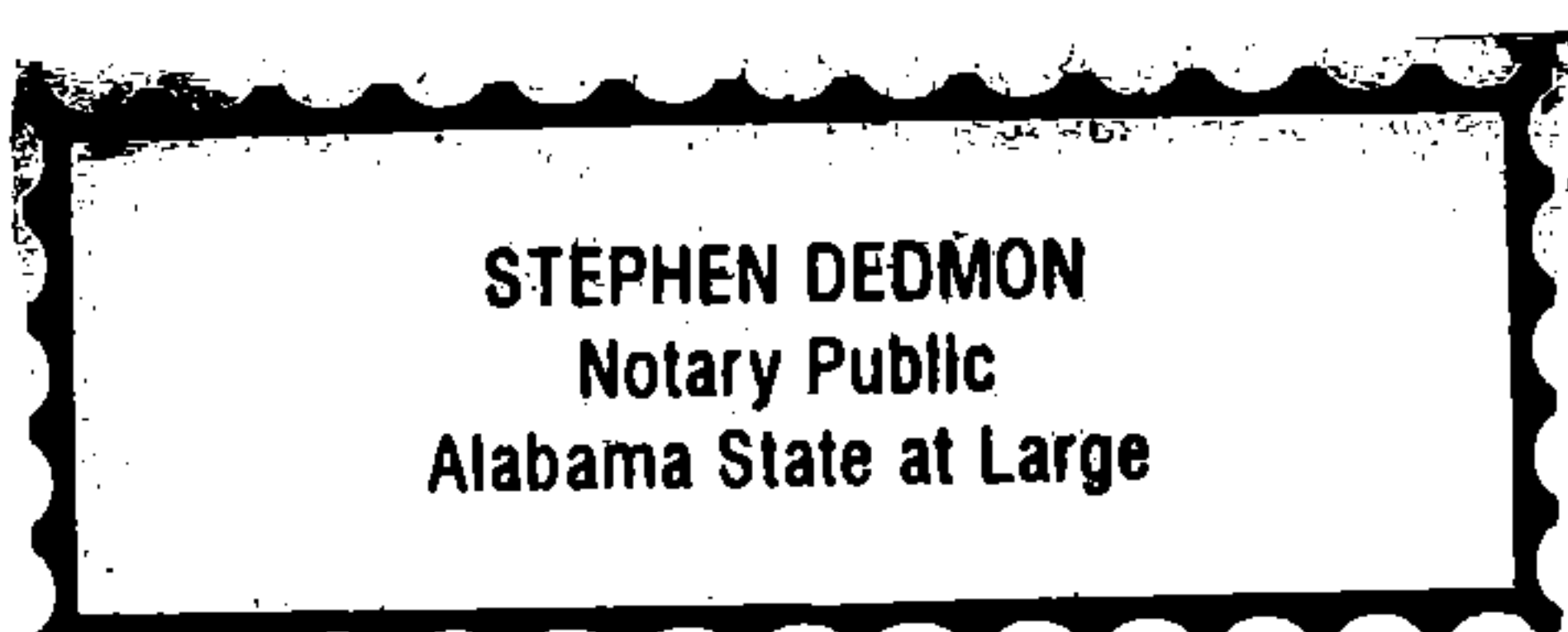
Michael Lindsey, Attorney for Transferee

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 16<sup>th</sup> day of June, 2016.

  
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  
06/16/2016 03:25:34 PM  
\$21.00 CHERRY  
20160616000208760

