


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20161130000437300 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/30/2016 03:22:42 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, February 9, 2012, to wit, Amy Holcombe and Charles Carthell Gibson, wife and husband, executed and delivered Regions Bank d/b/a Regions Mortgage, a mortgage conveying to Regions Bank d/b/a Regions Mortgage, the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20120217000060160; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Regions Bank d/b/a Regions Mortgage, would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Regions Bank dba Regions Mortgage, as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Regions Bank dba Regions Mortgage, as Mortgagee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 19, 2016, October 26, 2016 and November 2, 2016, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on November 29, 2016; and

WHEREAS, after having given said notice, Regions Bank dba Regions Mortgage, as Mortgagee, on the 29th day of November, 2016, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Regions Bank dba Regions Mortgage, as Mortgagee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Fifty Six Thousand Ninety and No/100 Dollars (\$56,090.00).

NOW, THEREFORE, Amy Holcombe and Charles Carthell Gibson, by Dan Head, the auctioneer making said sale, and Dan Head, as said auctioneer, for and in consideration of the premises and the sum of Fifty Six Thousand Ninety and No/100 Dollars (\$56,090.00), applied by Regions Bank dba Regions Mortgage, as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Regions Bank dba Regions Mortgage, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

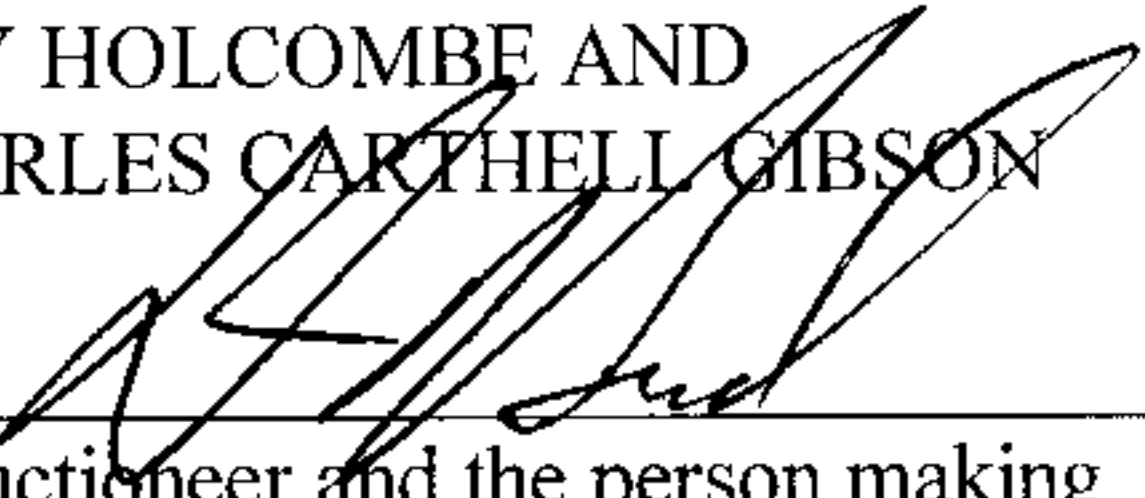
Commence at the NE corner of Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run 2981.6 feet; thence turn an angle to the right of 8

degrees 46 minutes and run 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run 257.2 feet; thence turn an angle of 145 degrees 19 minutes to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being 1.75 inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 degrees to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 degrees 11 minutes 18 seconds for an arc distance of 299.08 feet to a point, being a 1.5 inch pipe; thence turn an angle of 106 degrees 39 minutes to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning. Said parcel is lying in the NW quarter of the NW quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

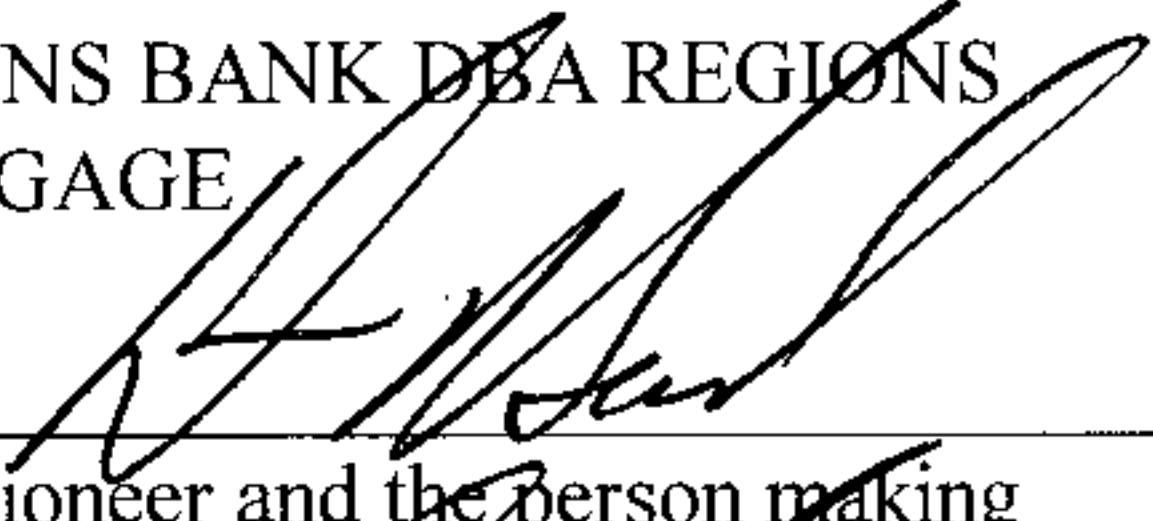
TO HAVE AND TO HOLD, the aforegranted property unto the said Regions Bank dba Regions Mortgage, its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

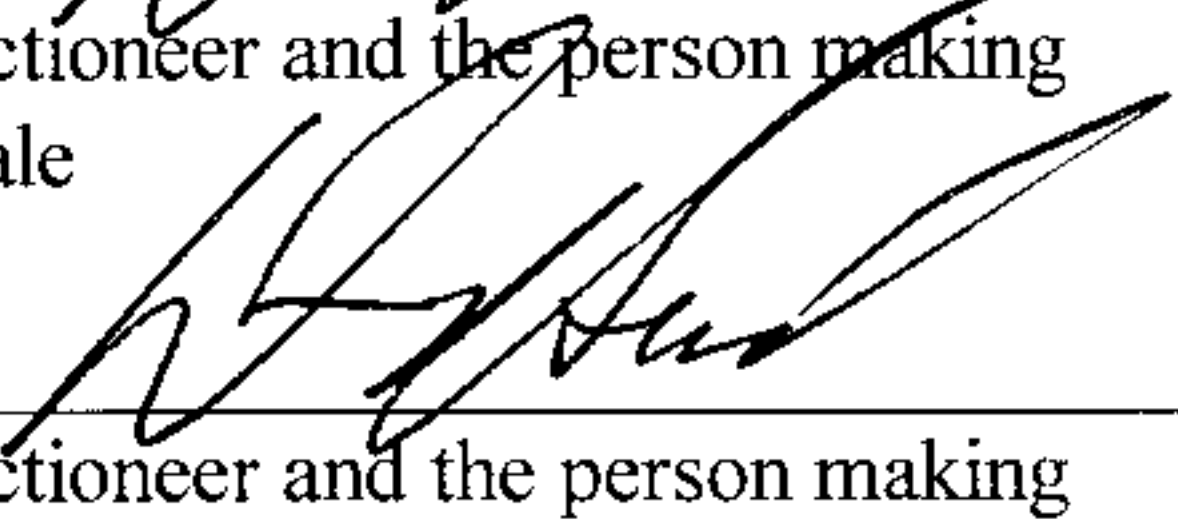
IN WITNESS WHEREOF, Amy Holcombe and Charles Carthell Gibson, by Dan Head, the person making said sale, Regions Bank dba Regions Mortgage, by Dan Head, as auctioneer and the person making said sale, and Dan Head, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 29th day of November, 2016.

AMY HOLCOMBE AND
CHARLES CARTHELL GIBSON

By 
As auctioneer and the person making
said sale

REGIONS BANK DBA REGIONS
MORTGAGE

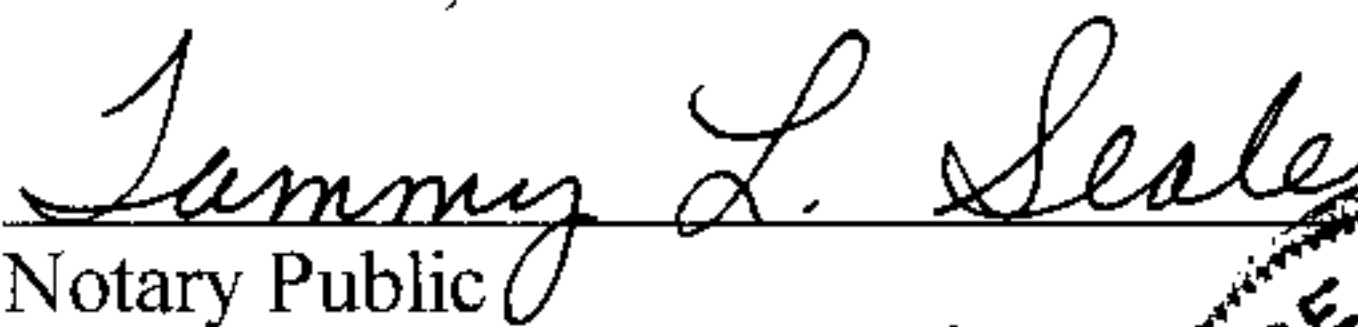
By: 
As auctioneer and the person making
said sale

By: 
As auctioneer and the person making
said sale

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Dan Head, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 29th day of November, 2016.


Notary Public

My commission expires: 09-09-2019

(SEAL)

This instrument prepared by:

Bowdy J. Brown, Esq.

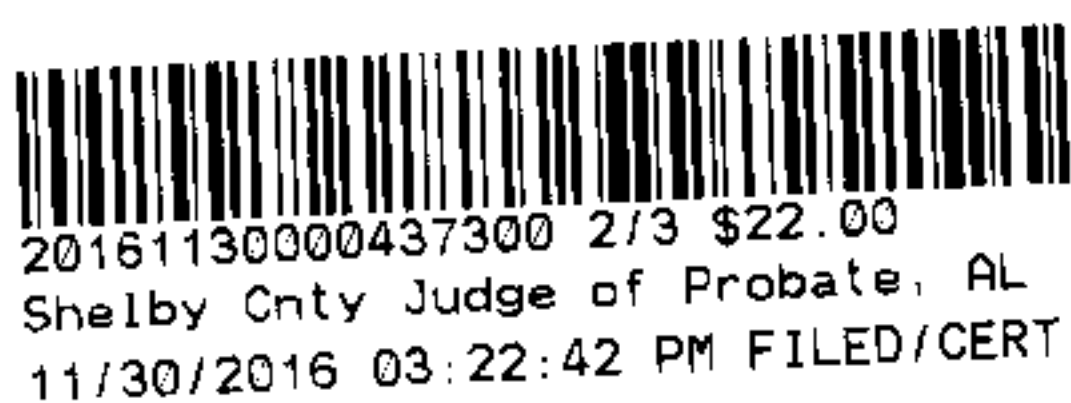
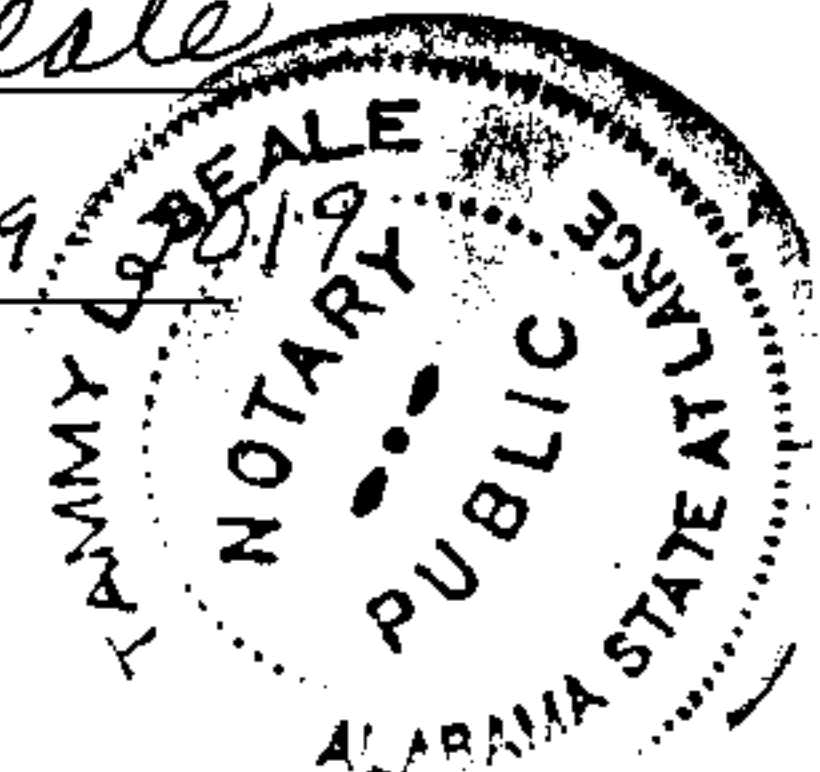
Sasser, Sefton & Brown, P.C.

Post Office Box 4539

Montgomery, AL 36103-4539

Our File No.: 49820.337 Amy Holcombe and Charles Carthell Gibson

FOR AD VALOREM TAX PURPOSES: Regions Bank dba Regions Mortgage, P.O. Box 18001, Hattiesburg, MS 39404-8001



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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 Amy Holcombe
Charles Carthell Gibson
Mailing Address See below

Grantee's Name Regions Bank dba Regions Mortgage
Grantee's Address Post Office Box 18001
Hattiesburg, MS 39404-8001

Property Address 475 Highway 47
Columbiana, AL 35051

Date of Sale 11/29/2016
Total Purchase Price \$56,090.00
or
Actual Value \$ N/A
or
Assessor's Market Value \$ N/A

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 SALE - TAX EXEMPT**☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date 11/29/16

Unattested

JCB

(verified by)

Print Regions Bank dba Regions Mortgage

Sign

(Grantor/Grantee/Owner/Agent) circle one

Bowdy J. Brown, Esq.

Sasser, Sefton & Brown, P.C.

Post Office Box 4539

Montgomery, Alabama 36103-4539

(334) 532-6144



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