


MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20170216000056280 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
02/16/2017 10:49:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: July 19, 2007, Charles W. Larimer aka Charles Larimer and Dawn C. Larimer, husband and wife, Mortgagors, executed a certain mortgage to Regions Bank, a corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument: 20070829000406320; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Regions Bank, as Mortgagee, 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, by U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of January 18, 25 and February 1, 2017; and

WHEREAS, on February 15, 2017, 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 the said Regions Bank, as Mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Regions Bank, in the amount of One Hundred Twenty Two Thousand Six Hundred Eighteen and 43/100 (\$122,618.43), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said Regions Bank; 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 One Hundred Twenty Two Thousand Six Hundred Eighteen and 43/100 (\$122,618.43), Charles W. Larimer aka Charles Larimer and Dawn C. Larimer, husband and wife, Mortgagors by and through the said Regions Bank, as mortgagee, do grant, bargain, sell and convey unto Regions Bank, its successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Lot 59, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Regions Bank, 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, the said , Charles W. Larimer aka Charles Larimer and Dawn C. Larimer, husband and wife, Mortgagors, by the said Regions Bank, as Mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 15th day of February, 2017.

**CHARLES W. LARIMER AKA
CHARLES LARIMER AND
DAWN C. LARIMER,
HUSBAND AND WIFE
MORTGAGORS**

**BY: REGIONS BANK
MORTGAGEE**

By: _____

**W. L. Longshore, III
Auctioneer**



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**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III, whose name as auctioneer for the said 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of February, 2017.



**NOTARY PUBLIC: Yvette A. Cole
My Commission Expires: 05/13/2020**

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203

GRANTEE'S ADDRESS AND SEND TAX NOTICE TO:

Regions Bank
P. O. Box 10063
Birmingham, AL 35202-0063

Real Estate Sales Validation Form

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

Grantor's Name: Charles W. Larimer
Dawn C. Larimer

Grantee's Name: Regions Bank

Mailing Address: 855 Valley Trail
Warrior, AL 35180


Mailing address: 2050 Parkway Office
Hoover, AL 35244

Property Address: 1316 Old Boston Road
Alabaster, AL 35007

Date of Sale: February 15, 2017
Total Purchase Price \$ 122,618.43

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


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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
X Other (Foreclosure Deed)

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 February 15, 2017

Print W. L. Longshore, III

Unattested _____

Sign _____

Verified by Y

(Grantor/Grantee/Owner/Agent) circle one