

BY:

Jason Tingle, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

GRANTOR

Steven L Hood
117 Lakeland Ridge
Chelsea, AL 35043

GRANTEE

Regions Bank
PO Box 18001
Hattiesburg, MS 39404

Amy S Hood
117 Lakeland Ridge
Chelsea, AL 35043

20180220000054380
02/20/2018 12:24:20 PM
FCDEEDS 1/3

Property Address: 117 Lakeland Ridge, Chelsea, AL 35043
Purchase Price: \$221,250.00***Mortgagee credit***
Sale Date: February 15, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 15, 2012, Steven L Hood and Amy S Hood, 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, 20121030000416760; 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 d/b/a Regions Mortgage (“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 January 24, 2018, January 31, 2018, February 7, 2018; and

WHEREAS, on February 15, 2018, 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 d/b/a Regions Mortgage 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, Jessica Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank d/b/a Regions Mortgage; 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 \$221,250.00, which sum of money Regions Bank d/b/a Regions Mortgage offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank d/b/a Regions Mortgage, by and through Jason Tingle, as attorney for said Regions Bank d/b/a Regions Mortgage, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank, the following described property situated in

Shelby County, Alabama, to-wit:

Lot 47, according to the Final Plat Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Probate Office of Shelby County, Alabama.

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.

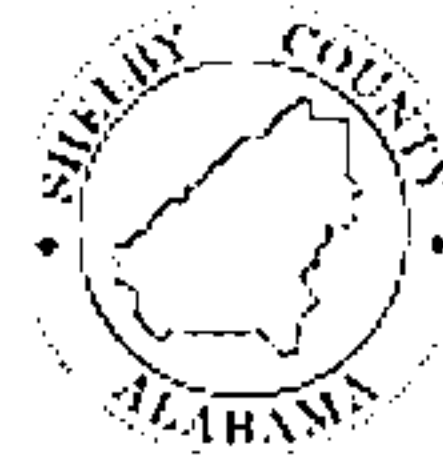
IN WITNESS WHEREOF, Regions Bank d/b/a Regions Mortgage has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said

Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 20th day of February, 2018.

Regions Bank d/b/a Regions Mortgage

By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/20/2018 12:24:20 PM
\$22.00 CHERRY
20180220000054380

[Signature]

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Regions Bank d/b/a Regions Mortgage, 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 d/b/a Regions Mortgage 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 20th day of February, 2018.

[Signature: Stephen Dedmon]

Notary Public

My Commission Expires: 5/11/19

