

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS,** That,

**WHEREAS**, heretofore, on to-wit: July 16, 2013, Silas W. Wilkes aka Silas Wilkes, unmarried, Mortgagor, 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: 20130731000311600; 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 October 31, November 7 and 14, 2018; and

**WHEREAS**, on November 28, 2018, 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 Twenty Thousand Two Hundred Four and 28/100 (\$20,204.28), 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 Twenty Thousand Two Hundred Four and 28/100 (\$20,204.28), Silas W. Wilkes aka Silas Wilkes, unmarried, Mortgagor, 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:

A portion of Lot 85 in town of Helena, Alabama, as per map made by W.J. Horsley of Helena, Alabama, being described as follows:

Begin at an iron stake at the Southeast corner of lot known as Lula Berry Lot (12 feet North of right of way of A.B. & C. RR); thence North 77° East 35 yards to lot of Lewis Smith; thence North along the West side of Lewis Smith lot 35 yards; thence South 71° West 35 yards to said Lula Berry lot; thence South along the East side of Lula Berry lot 35 yards to iron stake being the Point of Beginning. Being a part of NW 1/4 of NE 1/4 of Section 15, Township 20, Range 3 West.

Situated in Shelby County, Alabama.

More particularly described as:

  
20181206000426290 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 09:26:11 AM FILED/CERT

A portion of Lot 85, in the Town of Helena as per the map made by W.J. Horsley of Helena, Alabama and being a part of the Northwest of the Northeast of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:


Beginning at a point of intersection of the West line of the Northeast of said Section 15, with the North right of way line of that certain 100 foot railroad right of way, as shown on the tax plats as CSX Transportation Railroad, and being marked with an existing iron pin, run in a Northeasterly direction along said North right of way line for a distance of 580.89 feet to an existing iron pin; thence turn an angle to the left of 84°46'37" and run in a Northerly direction for a distance of 211.20 feet to an existing iron pin; thence turn an angle to the right of 84°46'37" and in a Northeasterly direction for a distance of 105.6 feet to an existing iron pin; thence turn an angle to the right of 95°13'23" and run in a Southeasterly direction for a distance of 106.20 feet to an existing iron pin said point begin the point of beginning; from said point continue in a Southeasterly direction for 105 feet (104.98 measured) to the North right of way of CSX Transportation Railroad; thence turn an angle to the left of 93°22'48" and run in a Northeasterly direction for a distance of 105 feet (105.22 measured) to an existing iron pin; thence turn an angle to the left of 86°43'06" and run in a Northerly direction for a distance of 105 feet (measured 105.15) to an existing iron pin; being on the West line of Block E, Liberty Heights, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 26; thence turn an angle to the left of 93°23'03" and run in a Southwesterly direction for a distance of 105 feet (104.95 measured) to the point of beginning.


**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 Silas W. Wilkes aka Silas Wilkes, Mortgagor, 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 28<sup>th</sup> day of November, 2018.

**SILAS W. WILKES AKA SILAS WILKIES,  
UNMARRIED  
MORTGAGOR**

**BY: REGIONS BANK  
MORTGAGEE**

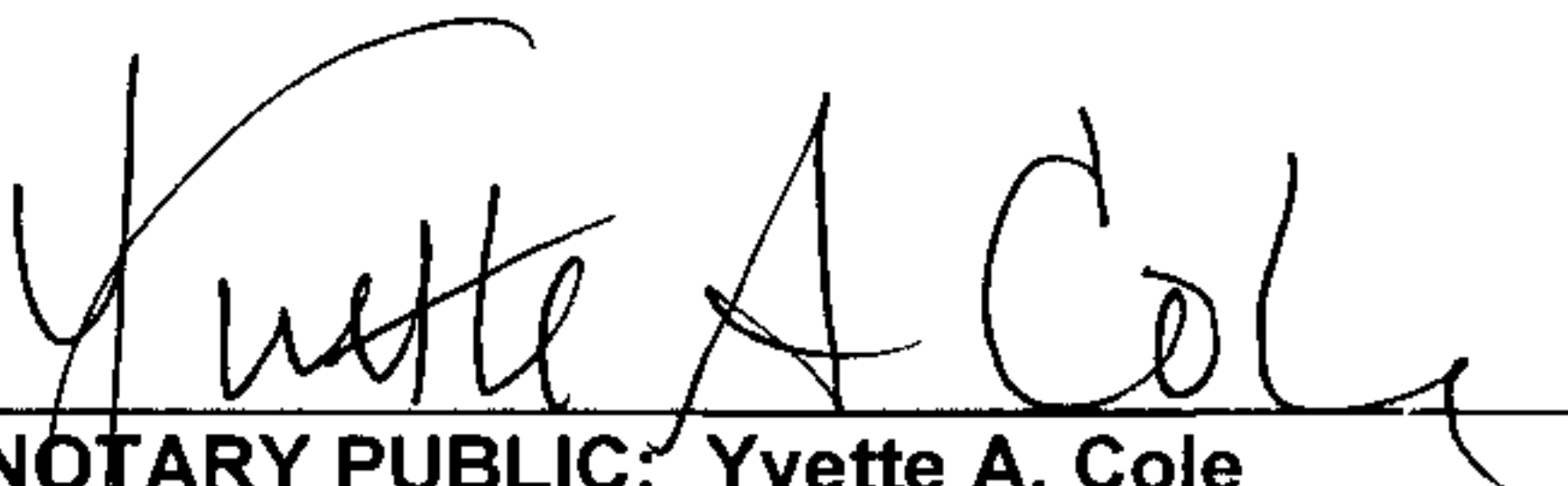
By:   
**W. L. Longshore, III  
Auctioneer**

  
20181206000426290 2/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 09:26:11 AM FILED/CERT

**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 28<sup>th</sup> day of  
November, 2018.

  
**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



20181206000426290 3/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 09:26:11 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name: Silas W. Wilkes aka Silas Wilkes Grantee's Name: Regions Bank

Mailing Address: P. O. Box 105  
Helena, AL 35080

Mailing address: P. O. Box 10063  
Birmingham, AL 35202-0063

Property Address: 1603 Cunningham Drive  
Helena, AL 35080

Date of Sale: November 28, 2018

Total Purchase Price \$ 20,204.28

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

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 Deed)

☐ 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 in Code of Alabama 1975 § 40-22-1 (h).

Date November 28, 2018

Print W. L. Longshore, III

☐ Unattested

Verified by [Signature]

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

