

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW, INC.
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, on 26th day of May, 2005, Waddell Brothers Properties (Parcel 1); Tommy F. Waddell, an unmarried man, Mark A. Waddell, a married man, and Scott P. Waddell, a married man (Parcel II) executed that certain mortgage on real property hereinafter described to AmSouth Bank, which said mortgage was recorded on June 15, 2005, in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20050615000294940, which mortgage was subsequently assigned to Regacadia Properties, LLC, and recorded in Instrument #20170123000027080 of said Probate Court records; and

WHEREAS, in and by said mortgage, said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in said County, 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 the 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 by and by said mortgage that the Mortgagee may bid at the same and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Regacadia Properties, LLC, did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and property notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 19 and 26, 2018, and January 2, 2019; and

WHEREAS, on January 14, 2019, 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 was duly and properly conducted, and said Regacadia Properties, LLC, did offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the property hereinafter described;

WHEREAS, Mike T. Atchison, was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regacadia Properties, LLC; and

WHEREAS, Regacadia Properties, LLC was the highest bidder and best bidder in the amount of Two Hundred Ninety-Eight Thousand, Six Hundred Seventy-Four



20190128000028280 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/28/2019 11:32:55 AM FILED/CERT

and no/100---Dollars (\$298,674.00), on the indebtedness secured by said mortgage, and said Regacadia Properties, LLC by and through Mike T. Atchison, as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell, and convey unto Regacadia Properties, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Waddell Brothers Subdivision, as recorded in Map Book 47, Page 67, in Probate Office.

TO HAVE AND TO HOLD the above described property unto Regacadia Properties, LLC, 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, and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights of way, and other matters of record in the aforesaid Probate office.

IN WITNESS WHEREOF, Regacadia Properties, LLC has caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale for said Mortgagee, and said Mike T. Atchison, as said auctioneer, has hereto set his hand and seal on this the 14th day of January, 2019.

Regacadia Properties, LLC

By Mike T. Atchison
Mike T. Atchison, as Auctioneer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer 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 the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of Regacadia Properties, LLC, acting in his capacity as auctioneer for said Regacadia Properties, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this 14th day of January, 2019.

Janet J. Parson
Notary Public

My commission expires:

10/5/2020

20190128000028280 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/28/2019 11:32:55 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 Waddell Brothers Grantee's Name Regalia Properties LLC
Mailing Address 4501 Crossing Road Mailing Address P.O. Box 449
Birmingham, AL 35242 Crawley, LA 70527

Property Address McCauley Parkway Date of Sale 1-14-19
Pelham, AL Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors 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
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 1-14-19

Print M. T. Hutchins

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

