

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242
AL10756

GRANTOR

Sherry Lynn Colburn
9244 Highway 31
Calera, AL 35040

SEND TAX NOTICES TO:

Regions Bank
6200 Poplar Avenue
Memphis, TN 38119

GRANTEE

Regions Bank
6200 Poplar Avenue
Memphis, TN 38119

Property Address: 9244 Highway 31, Calera, AL 35040

Purchase Price: \$32,000.00***Mortgagee credit***

Sale Date: September 6, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 7, 2019, Sherry L. Colburn aka Sherry Lynn Colburn, unmarried, executed a certain mortgage on the property hereinafter described to Regions Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 23, 2019, as Instrument Number 20190523000177320; 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 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 ("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 Newspaper, Inc., a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of August 7, 2022, August 14, 2022. August 21, 2022; and

WHEREAS, on September 6, 2022, 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 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Dorothy Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank; 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 \$32,000.00, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank, by and through Jason Tingle, as attorney for said Regions Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank, the following described property situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, THENCE RUN SOUTH ALONG THE QUARTER-QUARTER SECTION A DISTANCE OF 855.0 FEET; THENCE TURN AN ANGLE OF 102 DEGREES 02 MINUTES TO THE LEFT AND RUN A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 77 DEGREES 58 MINUTES TO THE LEFT AND RUN A DISTANCE OF 86.0 FEET. THENCE TURN AN ANGLE OF 102 DEGREES 17 MINUTES TO THE LEFT AND RUN A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 77 DEGREES 43 MINUTES TO THE LEFT AND RUN A DISTANCE OF 85.58 FEET TO THE POINT OF BEGINNING SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST SHELBY COUNTY ALABAMA. TOGETHER WITH RIGHT OF INGRESS AND EGRESS ALONG A 20-FOOT EASEMENT OF RIGHT OF WAY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 2 TOWNSHIP 24 NORTH, RANGE 13 EAST, AND RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF SAID 40 ACRE TRACT A DISTANCE OF 750 FEET AND TURN AN ANGLE OF 102 DEGREES 17 MINUTES TO THE LEFT AND RUN 200.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE A DISTANCE OF 222.42 FEET TO AN INTERSECTION WITH THE WESTERN BOUNDARY OF HIGHWAY NO. 31; THENCE TURN AN ANGLE OF 95 DEGREES 19 MINUTES TO THE RIGHT AND RUN 21 FEET; THENCE TURN AN


ANGLE OF 84 DEGREES 41 MINUTES TO THE RIGHT AND RUN 225.26 FEET· THENCE TURN AN ANGLE OF 102 DEGREES 17 MINUTES TO THE RIGHT AND RUN 21.42 FEET TO SAID POINT OF BEGINNING.SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL GAS OR MINERAL RIGHTS OF RECORD; IF ANY BEING THE SAME PREMISES CONVEYED TO SHERRY LYNN COLBURN, A MARRIED WOMAN FROM RODNEY DALE COLBURN, A MARRIED MAN BY QUIT CLAIM DEED DATED 5/21/2002, AND RECORDED ON 7/8/2002, DOCUMENT# 20020708000313580, IN SHELBY COUNTY, AL.

More commonly known as: 9244 Highway 31, Calera, AL 35040

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 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 6th day of September, 2022.

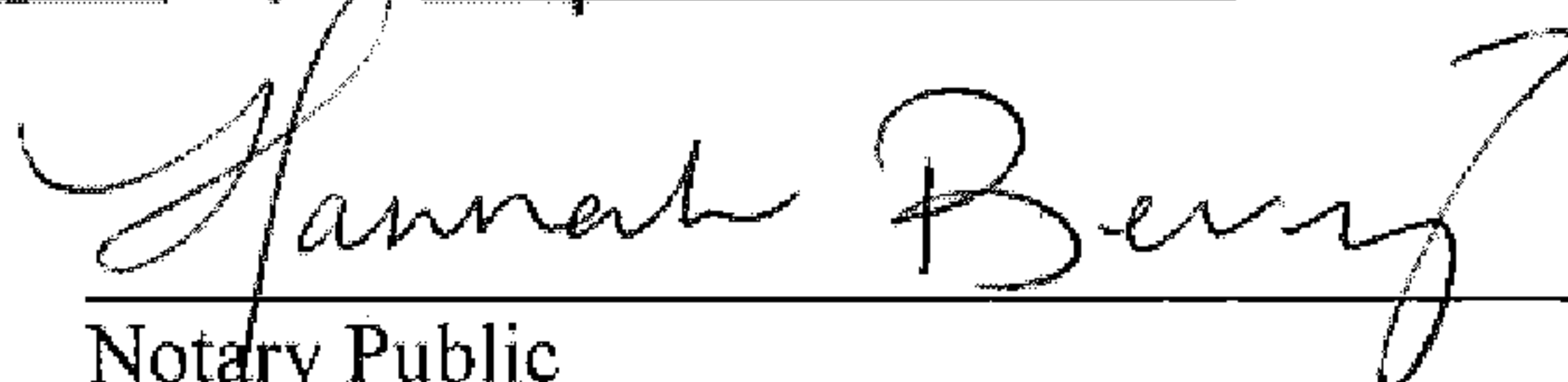
Regions Bank

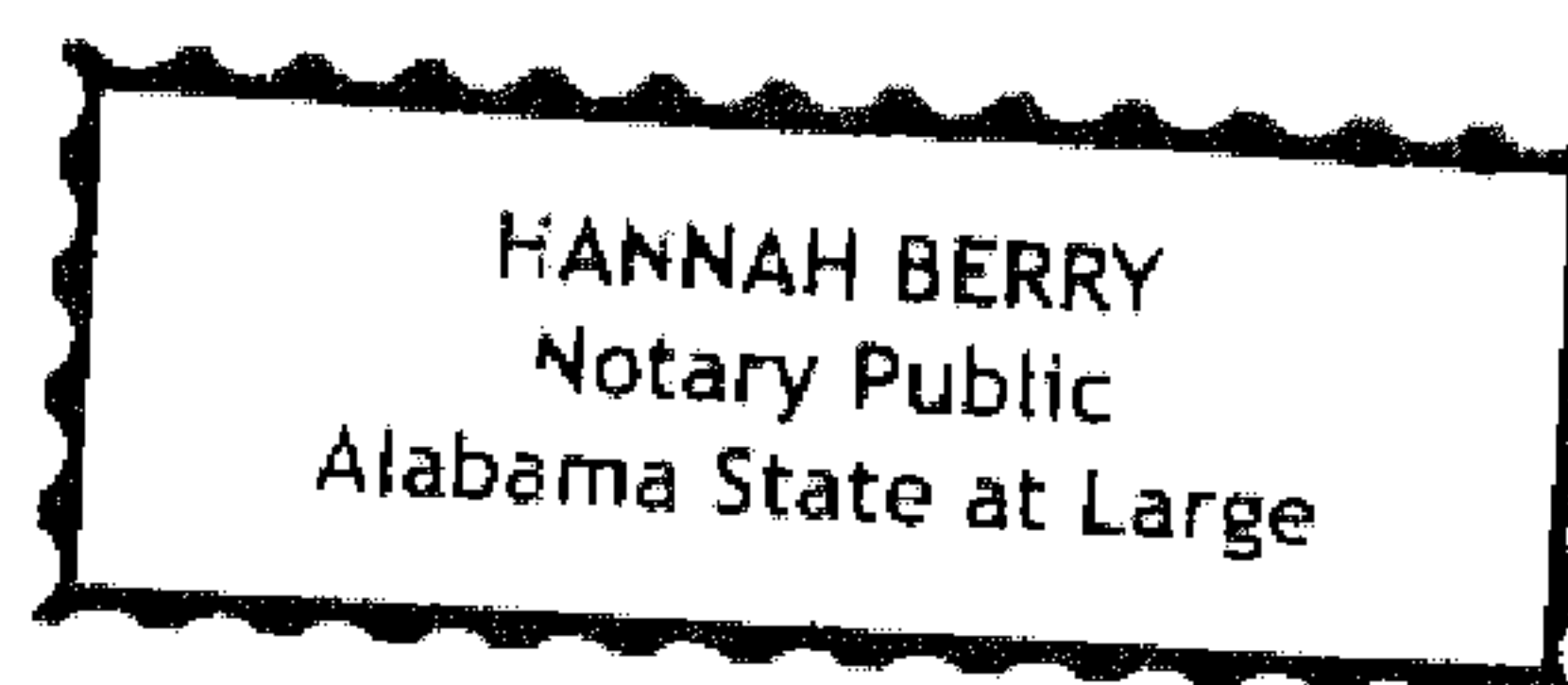
By: 
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

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, 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 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 6th day of September, 2022.


Notary Public
My Commission Expires: 6/10/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2022 09:03:41 AM
\$30.00 BRITTANI
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Allen S. Bayl