

**THIS INSTRUMENT WAS PREPARED BY:**

Michael Lindsey  
Halliday, Watkins & Mann, P.C.  
244 Inverness Center Drive  
Birmingham, AL 35242  
AL10082

**GRANTOR**

Kevin D. Lee  
5416 Sunrise Drive  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

Regions Bank  
5214 Lincoln Rd Extension  
Hattiesburg, MS 39402

**GRANTEE**

Regions Bank  
5214 Lincoln Rd Extension  
Hattiesburg, MS 39402

Property Address: 5416 Sunrise Drive, Birmingham, AL 35242  
Purchase Price: \$18,701.82\*\*\*Mortgagee credit\*\*\*  
Sale Date: November 21, 2022

STATE OF ALABAMA  
COUNTY OF SHELBY

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)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 21, 2014, Kevin D. Lee aka Kevin Douglas Lee, 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 5, 2014, as Instrument Number 20140505000133870; 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 Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 30, 2022, November 6, 2022, November 13, 2022; and

WHEREAS, on November 21, 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 dba 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 \$18,701.82, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank, by and through Michael Lindsey, 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:

Lot 58, according to the survey of Sunny Meadows, Third Sector, as recorded in Map Book 9, Page 91 A & B, in the probate office of Shelby County, Alabama. Subject to restrictions, reservations, easements, covenants, oil, gas, or mineral rights of record, if any. Being the same premises conveyed to Kevin Douglas Lee, a single man from Elisabeth Jolene James, Jolene Shepherd James, Charles Curtis James, Jr. and Kevin Douglas Lee by Quit Claim Deed dated 11/30/2011, and recorded on 12/06/2011, Document # 20111206000368230, in Shelby County, AL

More commonly known as: 5416 Sunrise Drive, Birmingham, AL 35242

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 Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said

Transferee, has hereto set his hand and seal on this the 23<sup>rd</sup> day of November, 2022.

Regions Bank

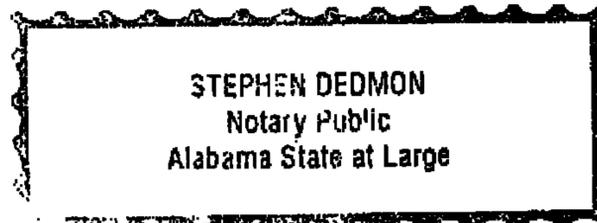
By: *M. Lindsey*  
Michael Lindsey, Attorney for Transferee

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 Michael Lindsey, whose name as Attorney for Regions Bank dba 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 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 23<sup>rd</sup> day of November, 2022.

*Stephen Dedmon*  
Notary Public  
My Commission Expires: 5/11/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/23/2022 10:50:15 AM  
\$30.00 JOANN  
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*Allie S. Bayl*