

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Signature Home Buyers, LLC
PO Box 13
Trussville, AL 35172

GRANTOR

Jeffery D. Smith
1104 Tulip Cir
Alabaster, AL 35007

GRANTEE

Signature Home Buyers, LLC
PO Box 13
Trussville, AL 35172

Jeffrey D. Smith
1104 Tulip Cir
Alabaster, AL 35007

Jennifer K. Smith
1104 Tulip Cir
Alabaster, AL 35007

Property Address: 1104 Tulip Cir, Alabaster, AL 35007
Purchase Price: \$90,000.00***Mortgagee credit***
Sale Date: July 23, 2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 1, 2017, Jeffrey D. Smith aka Jeffery D. Smith, unmarried and Jennifer K. Smith, 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 September 18, 2017, as Instrument Number 20170918000339370; and subsequently transferred and assigned to Regions Bank, and said assignment being recorded on July 23, 2024 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 June 23, 2024, June 30, 2024, July 7, 2024; and

WHEREAS, on July 23, 2024, 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, Erin Lee 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 Signature Home Buyers, LLC, in the amount of \$90,000.00, which sum of money Regions Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank, by and through Michael Lindsey, as attorney for said Regions Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Signature Home Buyers, LLC, the following described property situated in Shelby County, Alabama, to-wit:

LOT 91, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, AS RECORDED IN MAP BOOK 12, PAGES 4, 5 AND 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
SUBJECT TO:
RESTRICTIONS AS SHOWN BY RECORDED MAP.
RESTRICTIONS APPEARING IN REAL 174, PAGE 504, IN THE PROBATE OFFICE OF SHELBY

COUNTY, ALABAMA.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 220, AND PAGE 455 AND REAL 220, PAGE 483, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

More commonly known as: 1104 Tulip Cir, Alabaster, AL 35007

TO HAVE AND TO HOLD the above-described property to Signature Home Buyers, LLC 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 13th day of August, 2024.

Regions Bank

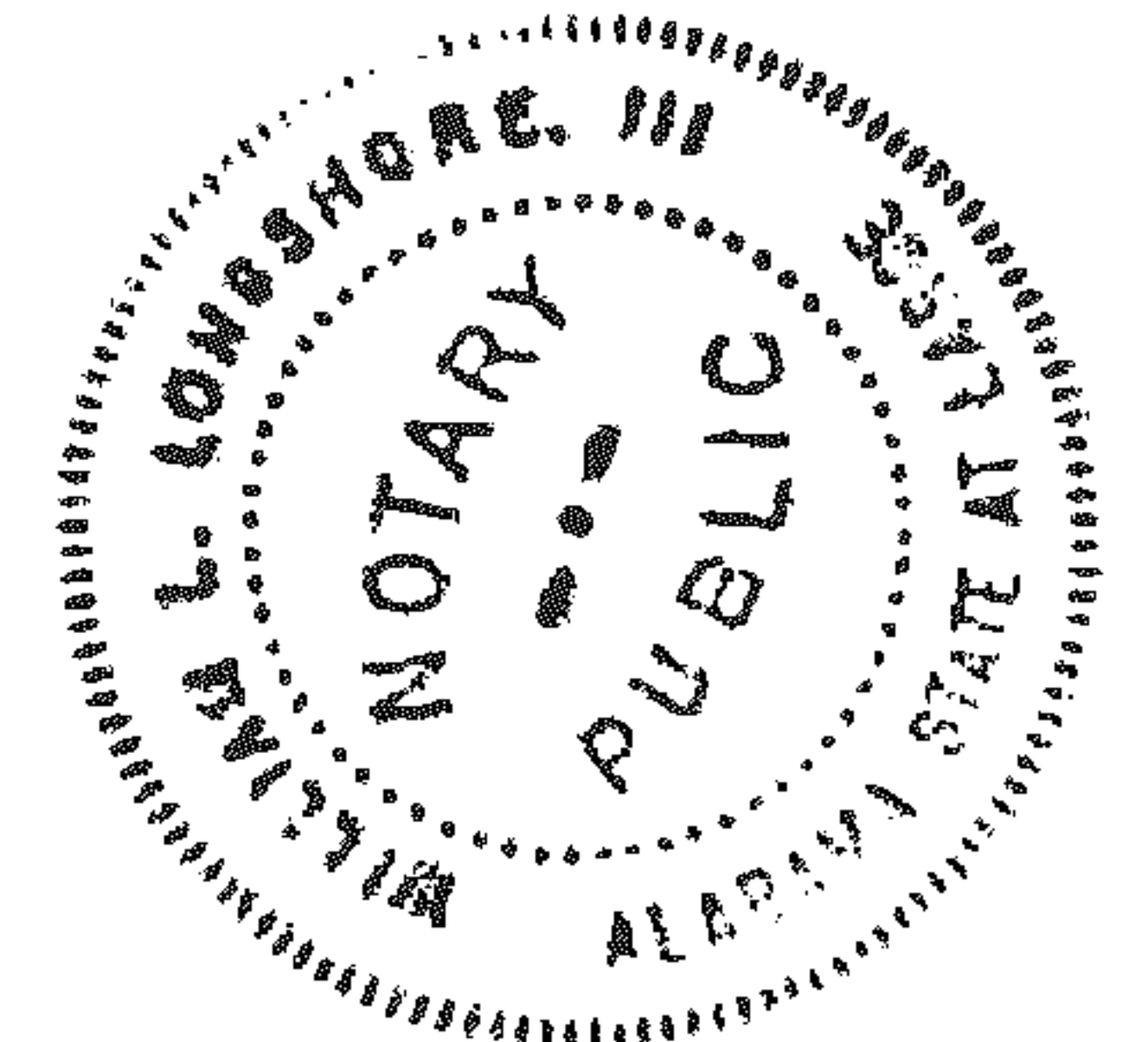
By: [Signature]
Michael Lindsey, Attorney for Transferee

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, 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 13th day of August, 2024.

[Signature]
Notary Public
My Commission Expires: 5/1/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 09:05:54 AM
\$120.00 PAYGE
20240904000274420

[Signature]