

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Regions Bank
5214 Lincoln Rd Extension
Hattiesburg, MS 39402

GRANTOR

Raymond L. Smith III aka Ray L. Smith
2125 Brook Highland RDG
Birmingham, AL 35242

GRANTEE

Regions Bank
5214 Lincoln Rd Extension
Hattiesburg, MS 39402

Helen Briggs Smith aka Helen P. Smith
2125 Brook Highland RDG
Birmingham, AL 35242

Property Address: 2125 Brook Highland RDG, Birmingham, AL 35242
Purchase Price: \$591,516.67***Mortgagee credit***
Sale Date: October 29, 2025

STATE OF ALABAMA
COUNTY OF SHELBY

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)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 25, 2005, Raymond L. Smith III aka Ray L. Smith and Helen P. Smith aka Helen Briggs Smith, husband and wife, executed a certain mortgage on the property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 10, 2005, as Instrument Number 20050510000221950; 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 Successor by Merger with AmSouth 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 September 28, 2025, October 5, 2025, October 12, 2025; and

WHEREAS, on October 29, 2025, 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 Successor by Merger with AmSouth 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 Successor by Merger with AmSouth Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Regions Bank Successor by Merger with AmSouth Bank, in the amount of \$591,516.67, which sum of money Regions Bank Successor by Merger with AmSouth Bank offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank Successor by Merger with AmSouth Bank, by and through Jason Tingle, as attorney for said Regions Bank Successor by Merger with AmSouth Bank, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Regions Bank Successor by Merger with AmSouth Bank, the following described property situated in Shelby County, Alabama, to-wit:

Lot 2119, according to Brook Highlands, an Eddleman Community, 21st Sector, Phase 2, as recorded in Map Book 18, Page 129, in the Probate Office of Shelby County, Alabama

More commonly known as: 2125 Brook Highland RDG, Birmingham, AL 35242

TO HAVE AND TO HOLD the above-described property to Regions Bank Successor by Merger with AmSouth 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 Successor by Merger with AmSouth 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 7th day of November, 2025.

Regions Bank Successor by Merger with AmSouth 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 Successor by Merger with AmSouth 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 Successor by Merger with AmSouth Bank and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

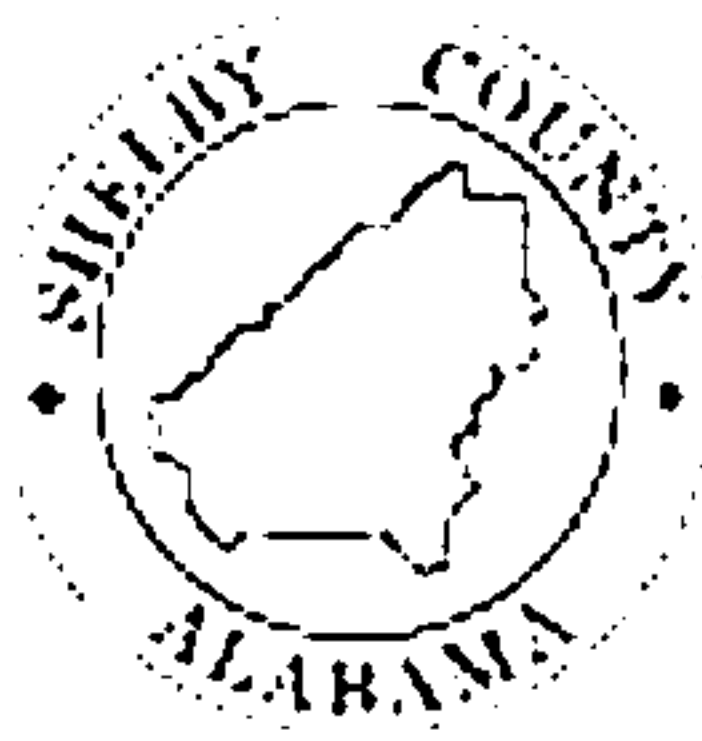
GIVEN under my hand, on this 7th day of November, 2025.



Notary Public

My Commission Expires: 2/11/29

MICHAEL LINDSEY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 02:21:04 PM
\$32.00 PAYGE
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Allie S. Bayl