

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

William A. Chenoweth
249 Narrows Drive
Birmingham, AL 35242

GRANTEE

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

Property Address: 249 Narrows Drive, Birmingham, AL 35242

Purchase Price: \$205,000.00

Sale Date: November 12, 2025

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 29, 2007, William A. Chenoweth, unmarried, executed a certain mortgage on the property hereinafter described to Regions Bank, doing business as AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on April 16, 2007, as Instrument Number 2070416000174810; 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 12, 2025, October 19, 2025, October 26, 2025; and

WHEREAS, on November 12, 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 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, Veitch Title 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 \$205,000.00, 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:

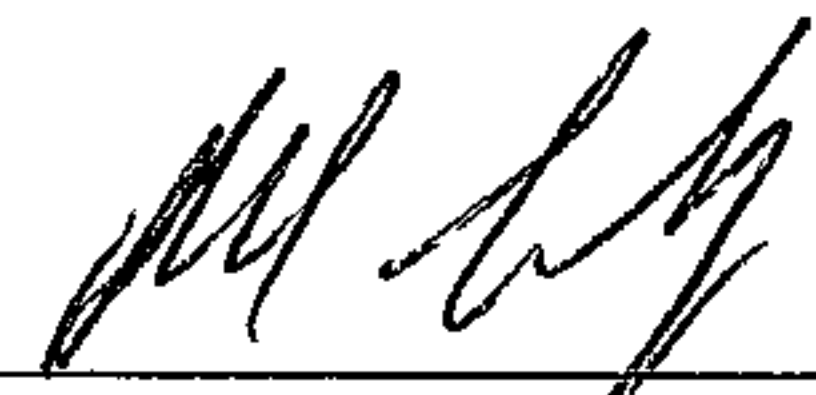
LOT 106, ACCORDING TO THE SURVEY OF AMENDED NARROWS PEAK SECTION, AS RECORDED IN MAP BOOK 31 PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

More commonly known as: 249 Narrows Drive, Birmingham, AL 35242

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 18th day of November, 2025.

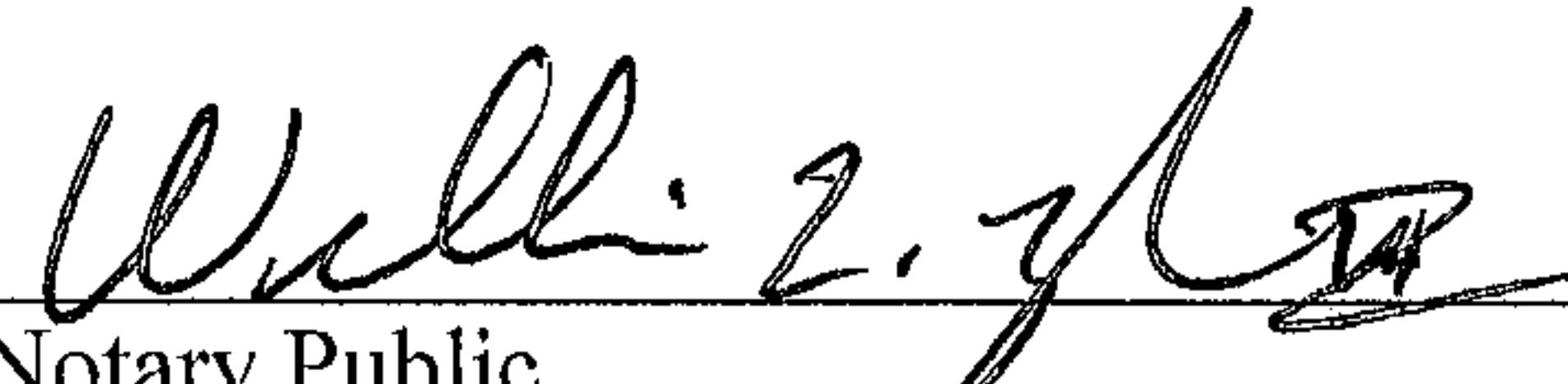
Regions Bank

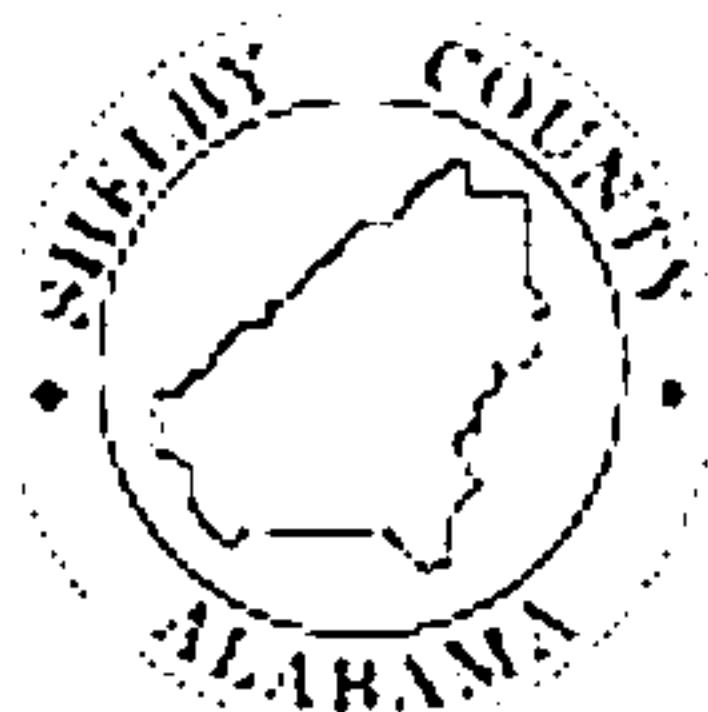
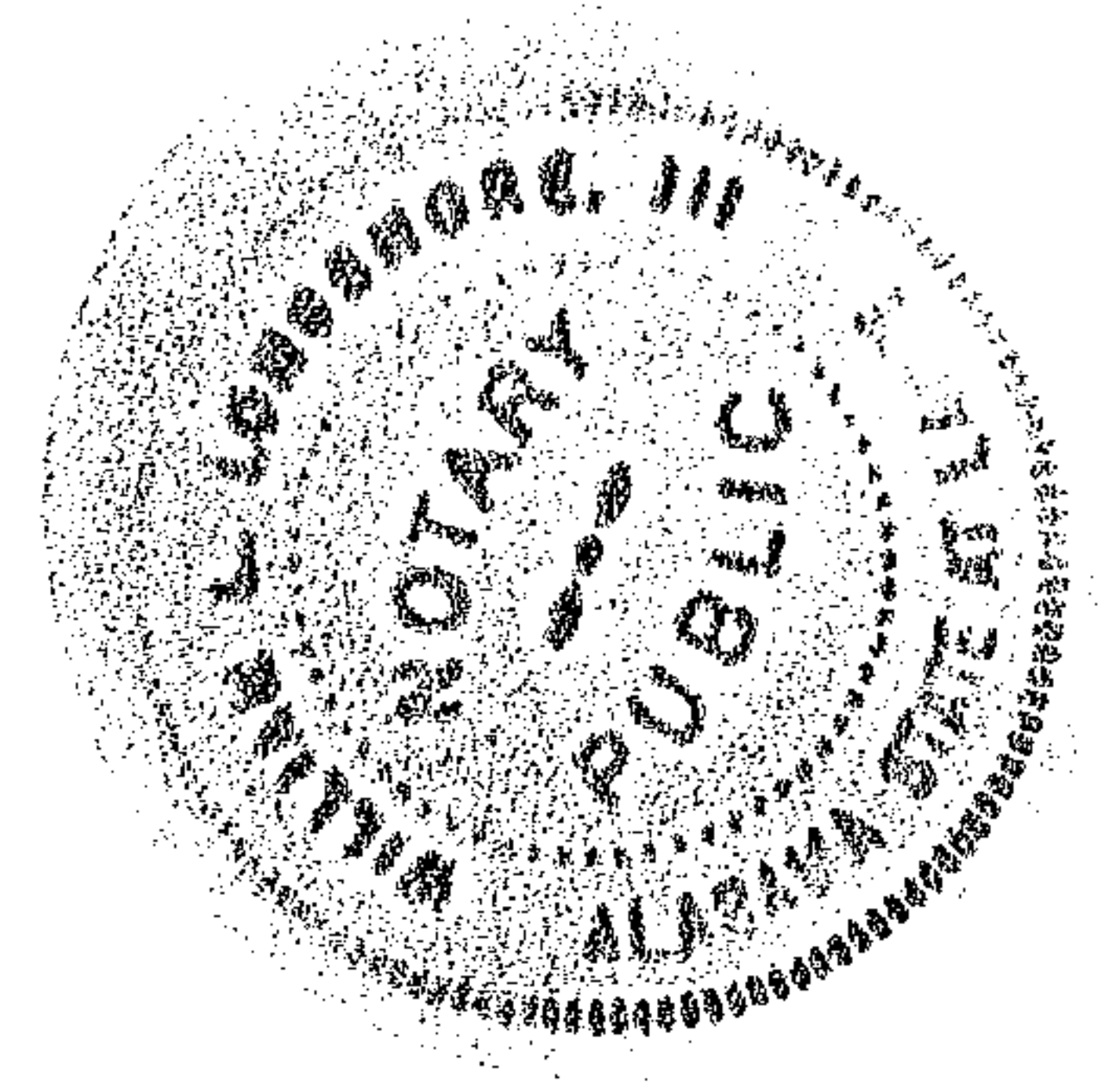
By: 
Michael Lindsey, Attorney for Transferee

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 19th day of November, 2025.


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
12/04/2025 02:25:35 PM
\$233.00 JOANN
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Allen S. Bayl