

STATE OF ALABAMA :
COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, **BRANT SMITH AND ELIZABETH SMITH**, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, First Magnus Financial Corporation, and Lender's successors and assigns, dated May 30, 2007, and recorded in Instrument No. 20070604000259230 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to BAC HOME LOANS SERVICING, LP, by instrument recorded in Instrument No. 20100513000150340 of said Probate Court records.

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door of Shelby County, Alabama, Main Street, Columbiana, Alabama 35051, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on May 5th, 12th, and 19th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 1st day of June, 2010 in front of the Courthouse door, Shelby County, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 1st day of June, 2010, at the front door of the Courthouse in Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION was the highest and best

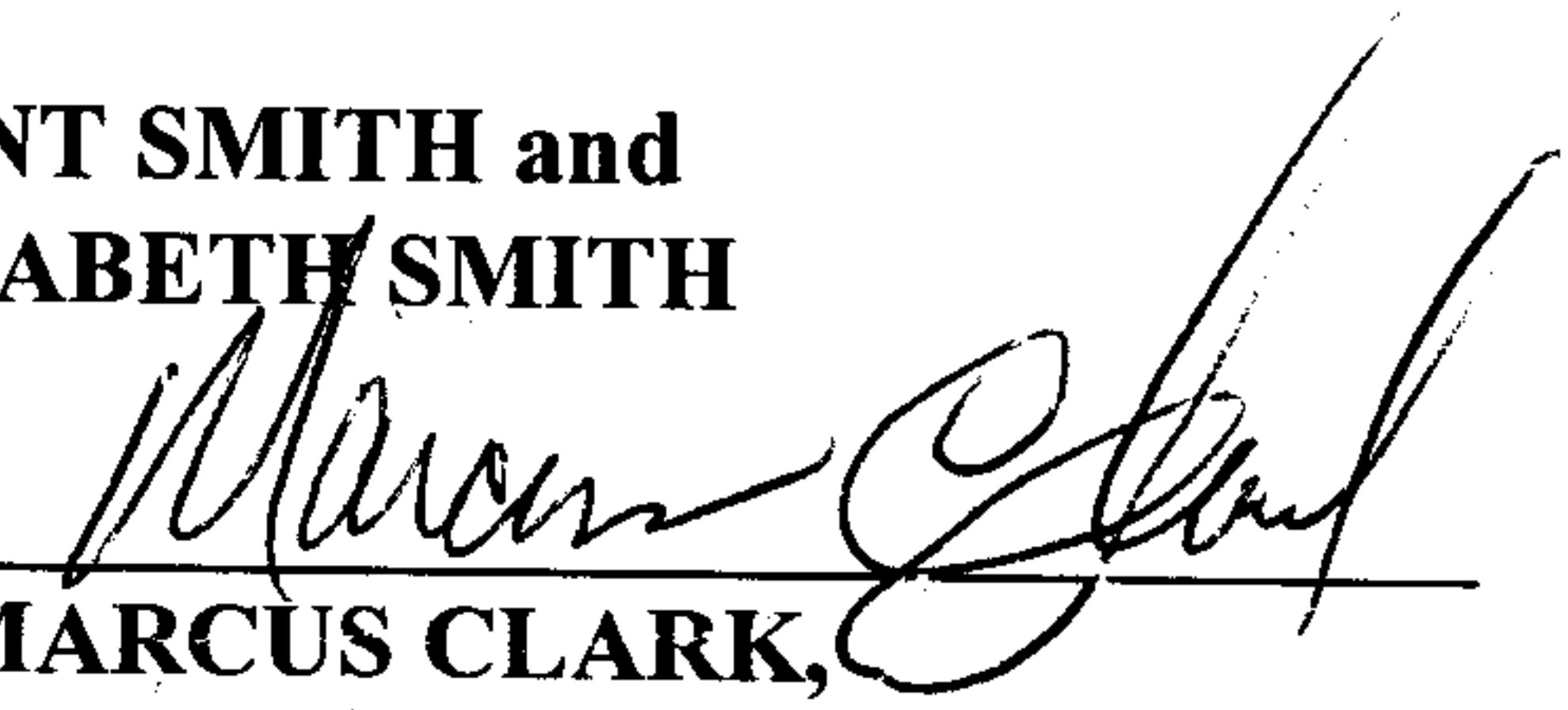
bidder and did become the purchaser of the real property hereinafter described for the sum of \$380,453.12 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said BAC HOME LOANS SERVICING, LP by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, and BRANT SMITH AND ELIZABETH SMITH, by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 53, ACCORDING TO THE SURVEY OF COURTYARD MANOR, AS RECORDED IN MAP BOOK 35, PAGE 144 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said BAC HOME LOANS SERVICING, LP, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and BRANT SMITH and ELIZABETH SMITH by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 1ST day of June, 2010.

BAC HOME LOANS SERVICING, LP
And
BRANT SMITH and
ELIZABETH SMITH

BY: 
MARCUS CLARK,
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **BRANT SMITH AND ELIZABETH SMITH**, and **BAC HOME LOANS SERVICING, LP**, 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 auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 1ST day of June, 2010.

Melody Bais

NOTARY PUBLIC, State at Large

My Commission Expires: ~~MY COMMISSION EXPIRES 07-27-2011~~

Grantee's Address:

5401 N. Beach St

Ft. Worth, TX 76137

This Instrument Was Prepared By:

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Shelby Cnty Judge of Probate, AL
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