


SEND TAX NOTICE TO:  
Federal Home Loan Mortgage Corporation  
c/o Bank of America  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

  
20110803000225650 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/03/2011 10:25:02 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of May, 2007, Jimmy G. Wilson and wife, Carolyn Wilson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Jefferson County Teachers Credit Union, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070521000235200, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20110525000155140, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 1, 2011, June 8, 2011, and June 15, 2011; and

WHEREAS, on July 25, 2011, 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 conducted, and Bank of America, N.A., as



successor by merger to BAC Home Loans Servicing, LP did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Forty-Nine Thousand Nine Hundred And 00/100 Dollars (\$49,900.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 1:

A part of Section 11, Township 24 North, Range 12 East, described as follows:

Beginning at the Northwest corner of the Southeast 1/4 of the Northeast 1/4, Section 11, Township 24 North, Range 12 East, and run South along the West boundary line of said 1/4-1/4 section a distance of 158 feet to a point; run thence East parallel to the North boundary line of said 1/4-1/4 a distance of 273 feet to a point; run thence North parallel to the West boundary line of said 1/4-1/4 Section a distance of 158 feet to the North boundary line of said 1/4-1/4 section; run thence West along the North boundary line of said 1/4-1/4 section a distance of 273 feet to the point of beginning.

Parcel 2:

Also a parcel of land described as follows: From the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 24 North, Range 12, East; thence run Southerly along the West line of said 1/4-1/4 section for a distance of 158 feet to the point of beginning; thence continue along the same course South for a distance of 52.0 feet to the Northwest corner of the Watts Property; thence turn left and angle for 84 degrees 34 minutes running Easterly along the North line of said Watts Property for a distance of 334.02 feet; thence turn left and angle of 95 degrees 26 minutes running Northerly for a distance of 52.0 feet; thence turn left and angle of 84 degrees 34 minutes running Westerly for a distance of 334.02 feet to point of beginning;

Being located in the Southeast 1/4 of the Northeast 1/4 of said Section 11.

Also easement for ingress and egress described as follows: A part of Section 11, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 11; thence run South along the West line of said 1/4-1/4 section for a distance of 98.34 feet to the point of beginning; thence continue on last stated course a distance of 25.32 feet; thence turn right an angle of 127 degrees 52 minutes 05 seconds for a distance of 87.84 feet (plus or minus) to the center line of existing County Road (County Highway Number 200); thence turn right 50 degrees 34 minutes 21



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seconds for a distance of 25.88 feet; thence turn right 129 degrees 25 minutes 39 seconds for a distance of 88.73 feet (plus or minus) to point of beginning.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

Bank of America, N.A., as successor by merger to  
BAC Home Loans Servicing, LP

By: AMN Consulting, LLC  
Its: Auctioneer

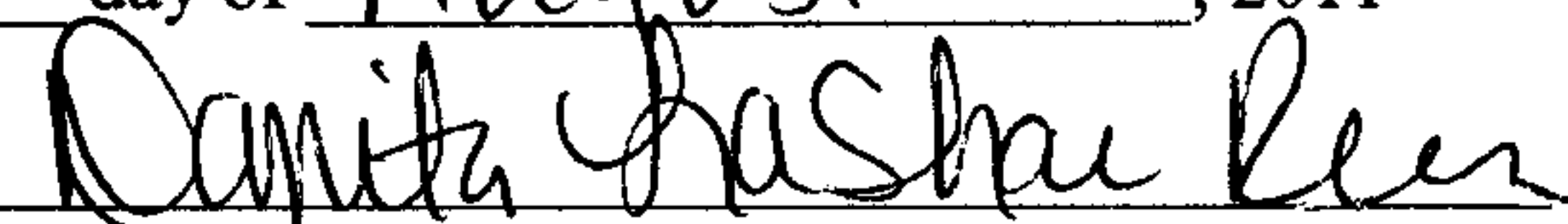
By:   
Aaron Nelson, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer for Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 15<sup>th</sup> day of August, 2011

  
Notary Public

My Commission Expires: SEPTEMBER 11, 2012  
MY COMMISSION EXPIRES SEPTEMBER 11, 2012

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

