

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That Kevin C. McRee and Shelley McRee, husband and wife, did, on to-wit, February 18, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Bank of America, N.A., which mortgage is recorded in Inst. # 20100304000063780, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. successor by merger to BAC Home Loans Servicing, LP, now Bank of America, N.A. by instrument recorded in Inst. #20120802000202240 of said Probate Court Records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BANK OF AMERICA, N.A. 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, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 11, 18 and 25, 2013; and

WHEREAS, on January 14, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and BANK OF AMERICA, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Shelby Resources, Inc., in the amount of SIXTY TWO THOUSAND and 00/100ths (\$62,000.00) DOLLARS, which sum the said Shelby Resources, Inc. paid in cash, and said property was thereupon sold to the said Shelby Resources, Inc.; and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;


NOW, THEREFORE, in consideration of the premises and of the said payment in cash of SIXTY TWO THOUSAND and 00/100ths (\$62,000.00) DOLLARS, the said Kevin C. McRee and Shelley McRee, acting by and through the said BANK OF AMERICA, N.A., by Reed Hudson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BANK OF AMERICA, N.A., by Reed Hudson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Shelby Resources, Inc. the following described real estate situated in Shelby County, Alabama, to-wit:

All that parcel of land in City of Helena, Shelby County, State of Alabama, being known and designated as Lot 35 according to the survey of Laurel Woods as recorded in Map Book 16 Page 24 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said Shelby Resources, Inc. forever; subject, however, to all rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is made subject to unpaid taxes and assessments, if any and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee

Shelby County, AL 02/24/2014  
State of Alabama  
Deed Tax: \$62.00

  
20140224000050520 1/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
02/24/2014 01:26:17 PM FILED/CERT



or Transferee of Mortgagee, and in witness whereof the said Reed Hudson has executed this instrument in his/her capacity as such auctioneer on this the 14th day of January, 2014.

Kevin C. McRee and Shelley McRee  
Mortgagors

By: BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee

By: Reed Hudson  
As Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of Mortgagee

BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee

By: Reed Hudson  
As Auctioneer and the person conducting said  
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STATE OF ALABAMA

COUNTY OF Shelby

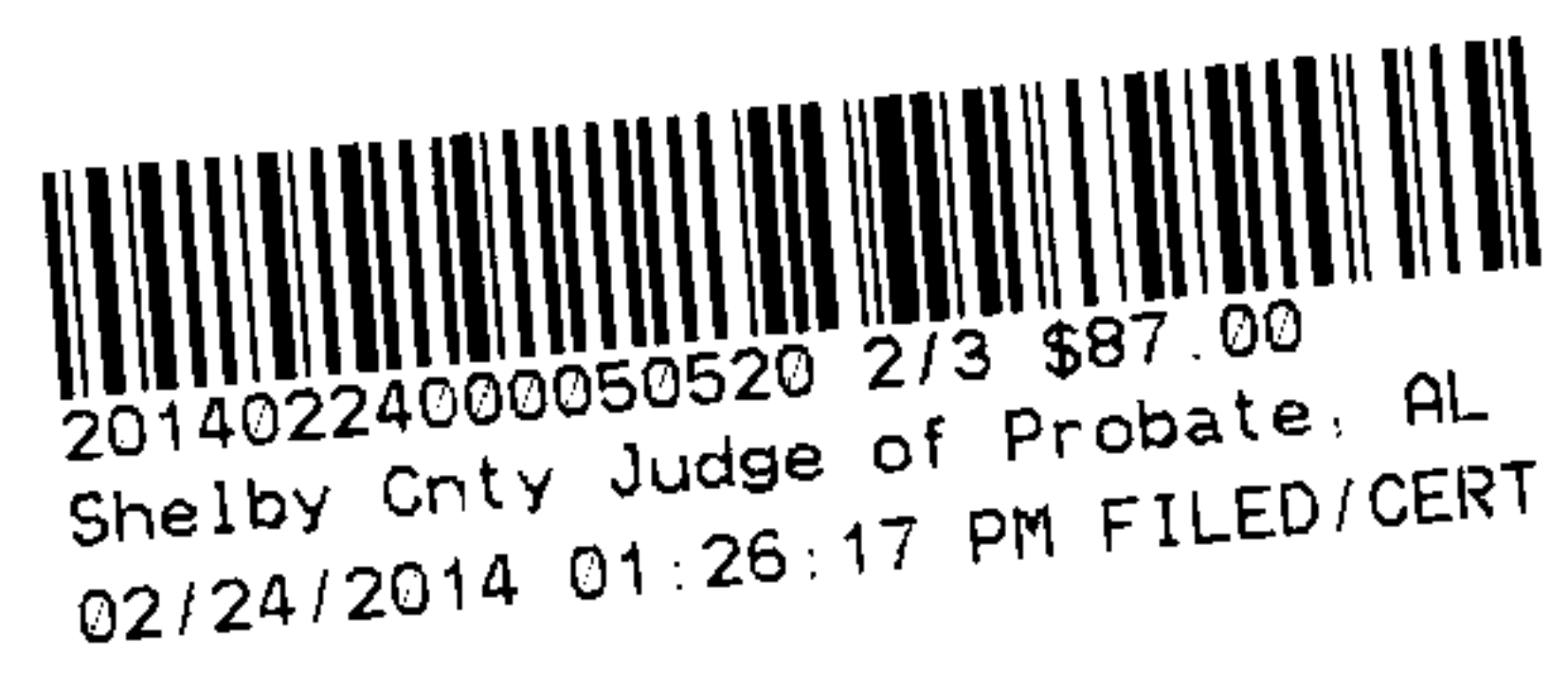
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Reed Hudson, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of January, 2014.

Melody Bales  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7/29/15

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616

Grantee's Address:  
P.O. Box 419  
Pelham, AL 35124



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kevin & Shelley McRee Grantee's Name Shelby Resources, Inc.  
Mailing Address 412 Laurel Woods Trace Mailing Address PO Box 419  
Helena, AL 35080 Pelham, AL 35124

Property Address 412 Laurel Woods Trace Date of Sale 1/14/14  
Helena, AL 35080 Total Purchase Price \$62,000  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal  
☐ Sales Contract ☒ Other Deed  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Michael D. Phillips, President

Sign Michael D. Phillips, President

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20140224000050520 3/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1