

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That RICHARD JUDKINS and TONYA JAMES JUDKINS, husband and wife, did, on to-wit, June 30th, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans, Inc., which mortgage is recorded in Instrument No. 20100720000231050, 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. by instrument recorded in Instrument No. 20130603000225730 in 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, in its issues of January 13, 20 and 27, 2016; and

WHEREAS, on February 22, 2016, 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, N.A. 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 the said BANK OF AMERICA, N.A. in the amount of ONE HUNDRED THIRTY ONE THOUSAND ONE HUNDRED and 00/100ths (\$131,100.00) DOLLARS, which sum the said BANK OF AMERICA, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BANK OF AMERICA, N.A.; 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 a credit of ONE HUNDRED THIRTY ONE THOUSAND ONE HUNDRED and 00/100ths (\$131,100.00) DOLLARS, on the indebtedness secured by said mortgage, the said RICHARD JUDKINS and TONYA JAMES JUDKINS, acting by and through the said BANK OF AMERICA, N.A. by Aaron Warner, 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 Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BANK OF AMERICA, N.A., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1008, according to the Survey of The Arbores of Forest Parks, as recorded in Map Book 25, Page 146 and Instrument No. 19999032466 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said BANK OF AMERICA, N.A. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama 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 Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee

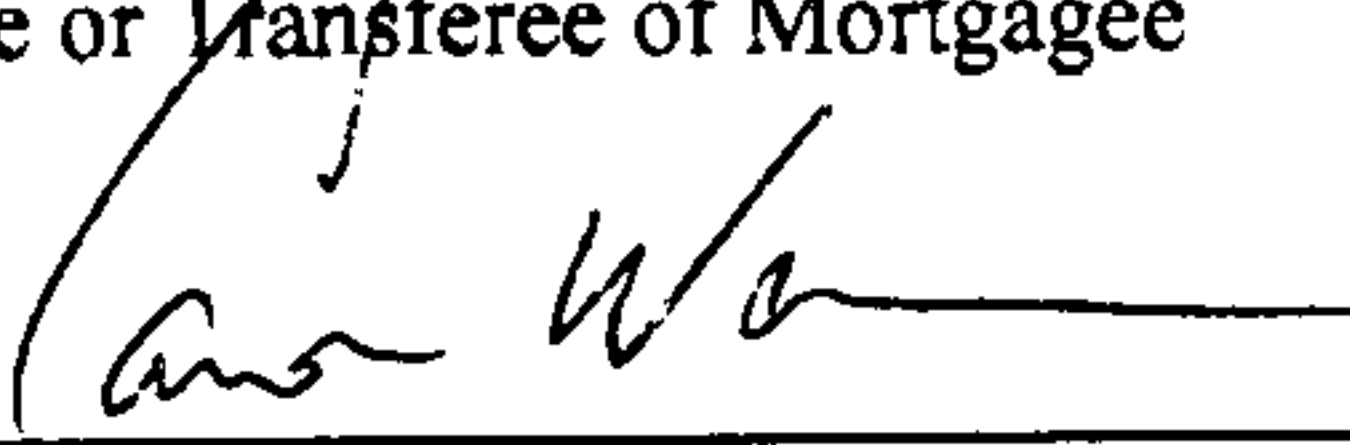


20160222000054430 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
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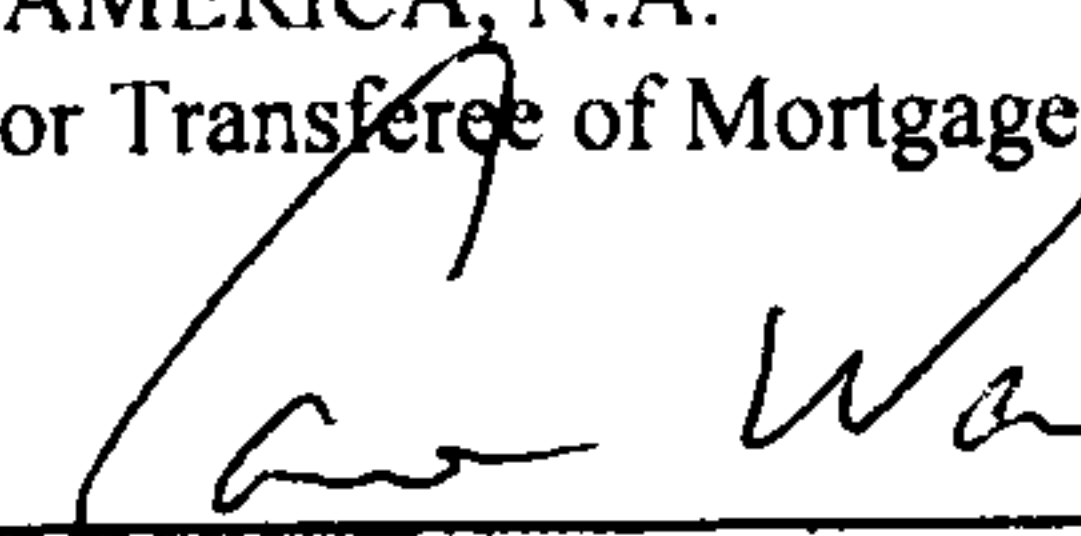
or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 22nd day of February, 2016.

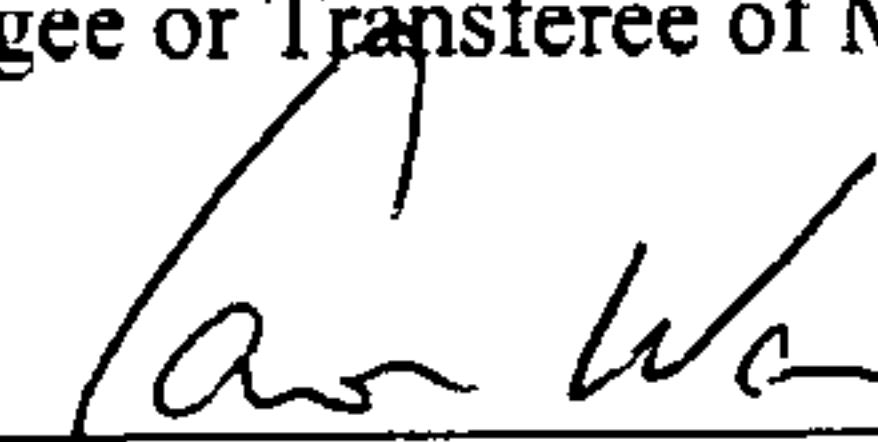
RICHARD JUDKINS and TONYA JAMES JUDKINS
Mortgagors

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

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

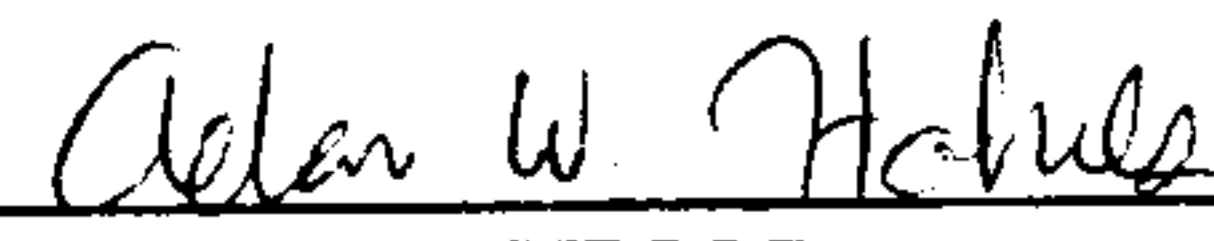

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, 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.

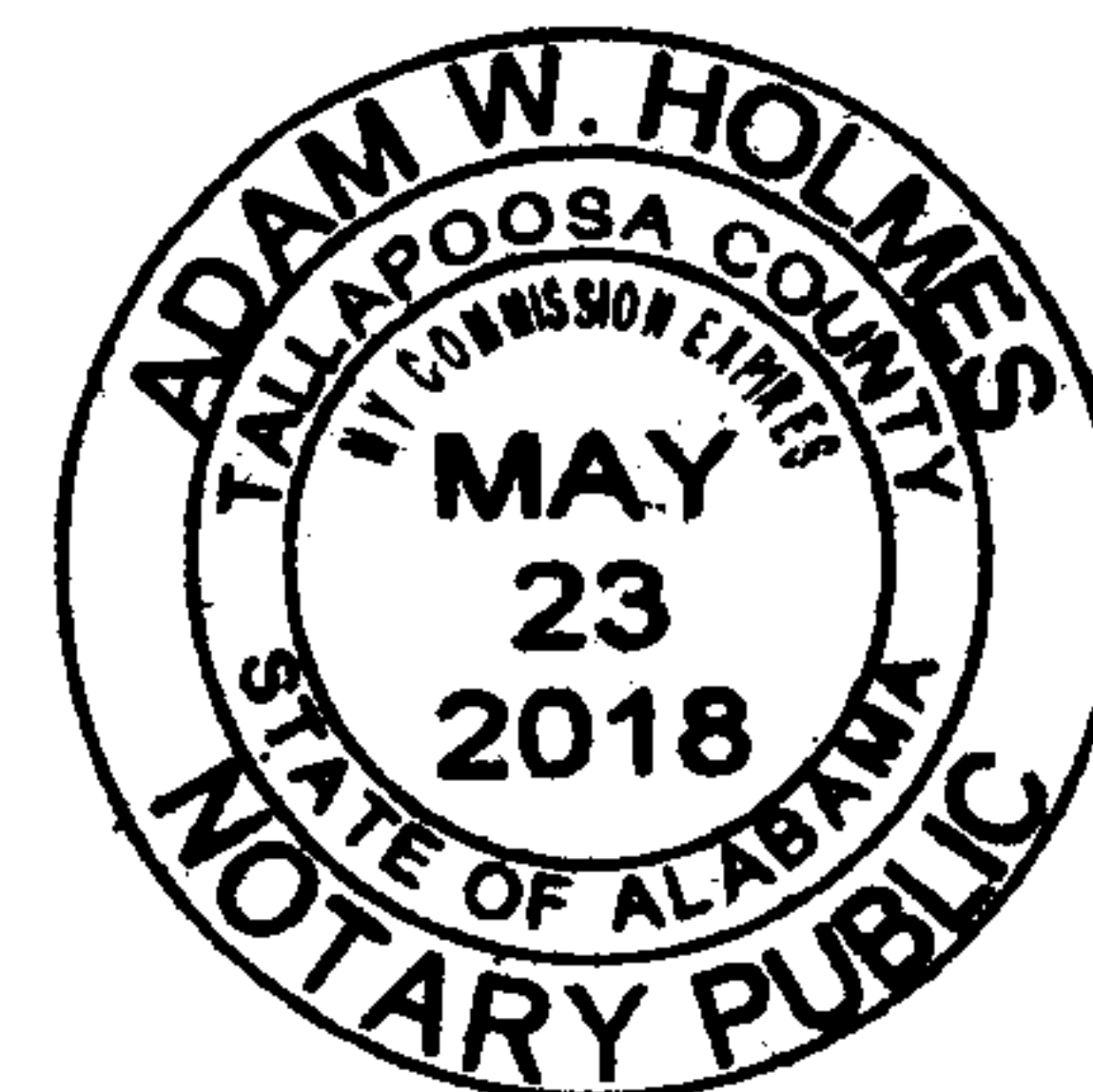
Given under my hand and official seal this the 22nd day of February, 2016.


NOTARY PUBLIC


MY COMMISSION EXPIRES 05-23-2018

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

Send Tax notice to:
Grantee's Address:
7105 Corporate Dr.
Plano, TX 75024



The following information is required by § 40-22-1
Grantors' Address: 232 Arbor Ct., Sterret, AL 35147
Property Address: 232 Arbor Ct., Sterret, AL 35147
Date of Sale: 2/22/16
Consideration: \$131,100.00


20160222000054430 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/22/2016 01:15:01 PM FILED/CERT