SEND TAX NOTICE TO: Bank of America, N.A. 7105 Corporate Drive, Mail Stop PTX-C-35 Plano, TX 75024

STATE OF ALABAMA

SHELBY COUNTY

20160307000072460 1/4 \$30.00 20160307000072460 1/4 \$30.00 Shelby Cnty Judge of Probate, AL 03/07/2016 01:49:14 PM FILED/CERT

## FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of October, 2010, Gregory O. White and Stacey D. Melgren, as husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Federal Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20101112000379620, said mortgage having subsequently been transferred and assigned to Bankof America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument Number 20120412000125990, 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. 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 December 30, 2015, January 6, 2016, and January 13, 2016; and

WHEREAS, on March 3, 2016, 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. 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Bank of America, N.A.; and

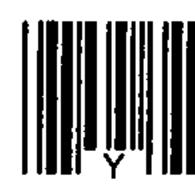
WHEREAS, Bank of America, N.A. was the highest bidder and best bidder in the amount of One Hundred Twenty-Eight Thousand Five Hundred Twenty And 00/100 Dollars (\$128,520.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bank of America, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 84, according to the Survey of Union Station Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A. 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.



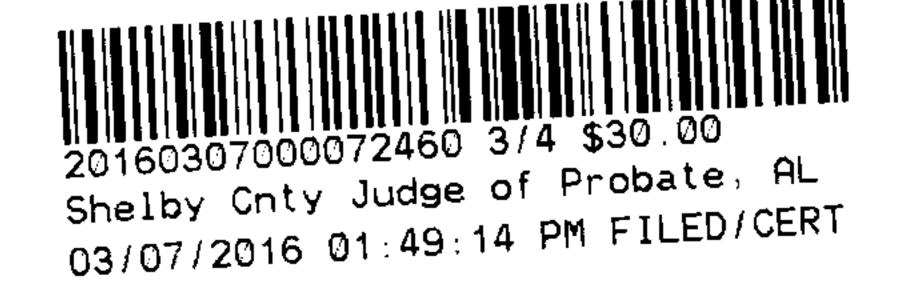




and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this \_\_\_\_\_ day of Bank of America, N.A. By: Red Mountain Title, LLC Its: Auctioneer By: Lee Nash, Auctioneer STATE OF ALABAMA JEFFERSON COUNTY I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Bank of America, N.A., 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 auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee. day of March Given under my hand and official seal on this 2016. Notary Public MY COMMISSION EXPIRES OCTOBER 27, 2019 My Commission Expires: This instrument prepared by: Andy Saag

IN WITNESS WHEREOF, Bank of America, N.A., has caused this instrument to be executed by

Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727











## Real Estate Sales Validation Form

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

Grantor's Name	Bank of America, N.A.	Grantee's Name	Bank of America, N.A.
	c/o Bank of America, N.A.		c/o Bank of America, N.A.
Mailing Address	7105 Corporate Drive, Mail PTX-C-35	Stop Mailing Address	7105 Corporate Drive, Mail Stop PTX-C-35
	Plano, TX 75024		Plano, TX 75024
Property Address	532 Union Station Place	Date of Sale	03/03/2016
Flopelty Address	Calera, AL 35040	_ Date of Jaic	03/03/2010
	- <u>-</u>		
		Total Purchase Price	<u>\$128,520.00</u>
		or Actual Value	\$
		or Assessor's Market Value	•
•	actual value claimed on this nentary evidence is not requir	form can be verified in the following do red)	cumentary evidence: (check one)
Bill of Sale		Áppraisal	
Sales Contract Closing Statemen		Other Foreclosure Bid Price	<u></u>
If the conveyance doctors this form is not require	•	ion contains all of the required informa	tion referenced above, the filing of
Lattact to the heet of i	my knowledge and helief that	the information contained in this docu	ment is true and accurate of furthe
•	· ·	is form may result in the imposition of	
Alabama 1975 § 40-22	2-1 (h).		
Date $\frac{3}{1}$		Print Bryan Howell, Foreclosu	re Specialist
Unattested		Sign	
(verified by) (Grantor/Grantee/Owner(Agent) circle			

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