

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That DEBRA R. WINSLETT AND MARCUS H. WINSLETT, wife and husband, did, on to-wit, December 23rd, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for AMERIEQUITY INC, A NORTH CAROLINA CORPORATION, which mortgage is recorded in Instrument #20090114000012040 and re-recorded in Instrument #20160127000027680 and said Loan Modification recorded in Instrument #20120608000203460, 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 #20120613000209080 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 Shelby County Reporter, in its issues of March 23, March 30, and April 6, 2016; and

WHEREAS, on April 20th, 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 THREE HUNDRED NINE THOUSAND SEVEN HUNDRED FIFTY EIGHT AND 57/100THS (\$309,758.57) 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

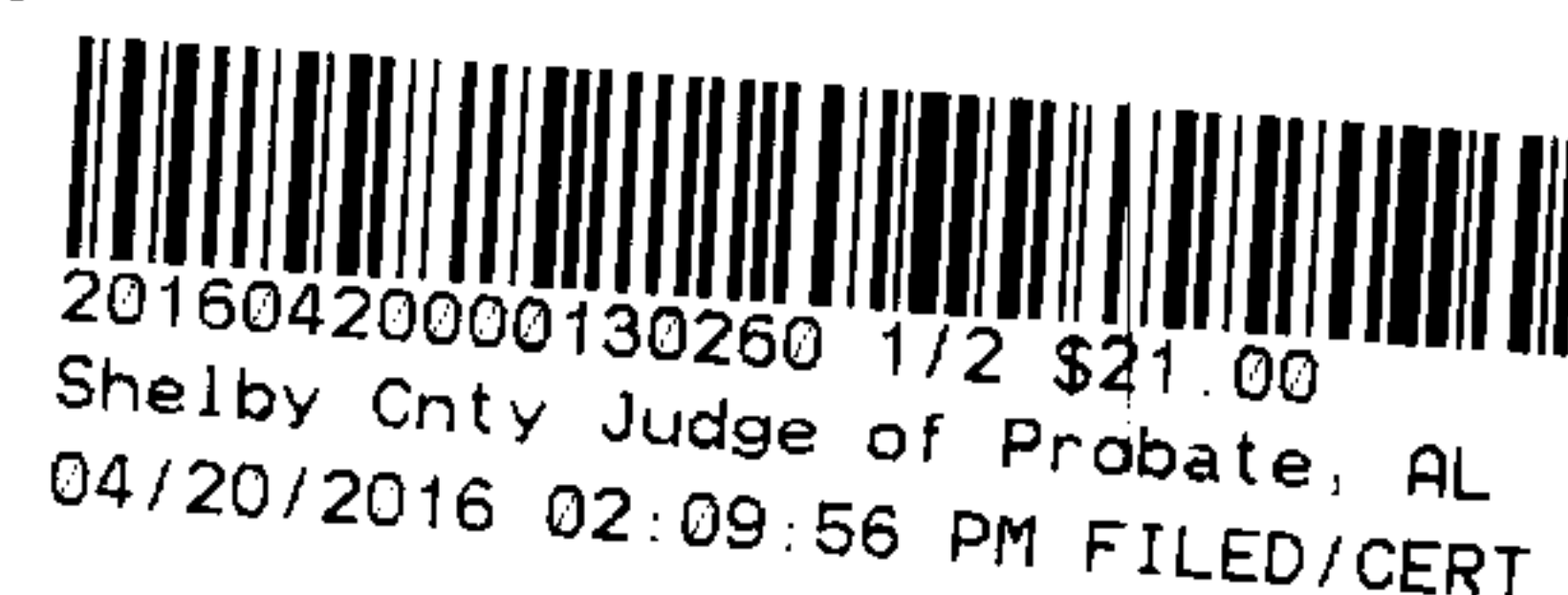
WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property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

NOW, THEREFORE, in consideration of the premises and of a credit of THREE HUNDRED NINE THOUSAND SEVEN HUNDRED FIFTY EIGHT AND 57/100THS (\$309,758.57) DOLLARS, on the indebtedness secured by said mortgage, the said DEBRA R. WINSLETT AND MARCUS H. WINSLETT, 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:

ALL THAT LOT, PARCEL OR PROPERTY, SITUATED, LYING, OR BEING IN
SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

LOT 54, ACCORDING THE SURVEY OF COUNTRYSIDE CHELSEA THIRD SECTOR, AS
RECORDED IN MAP BOOK 12, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

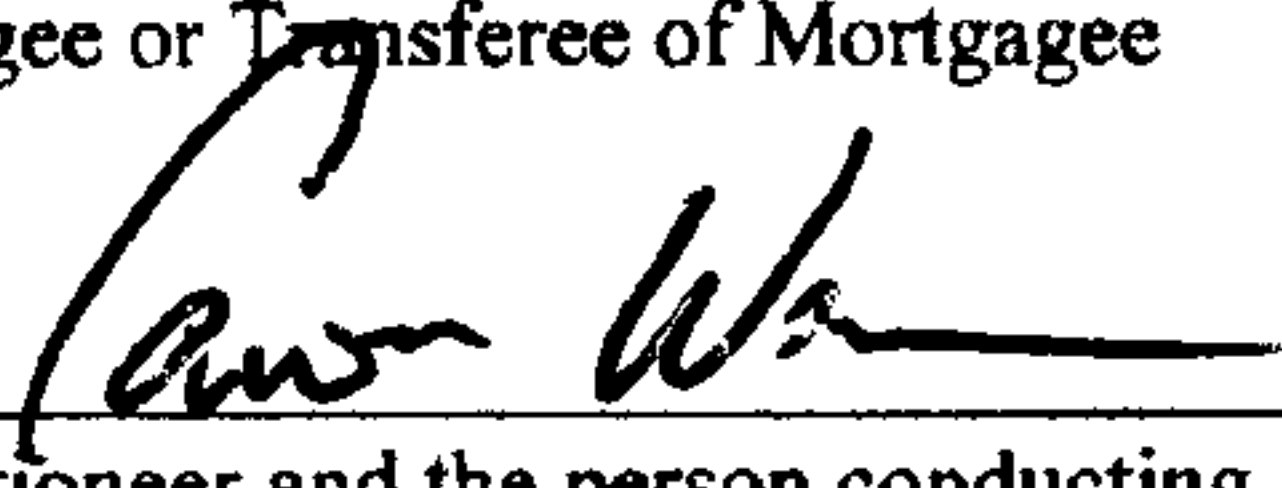
TO HAVE AND TO HOLD THE above-described property unto the said BANK OF AMERICA, N.A. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes



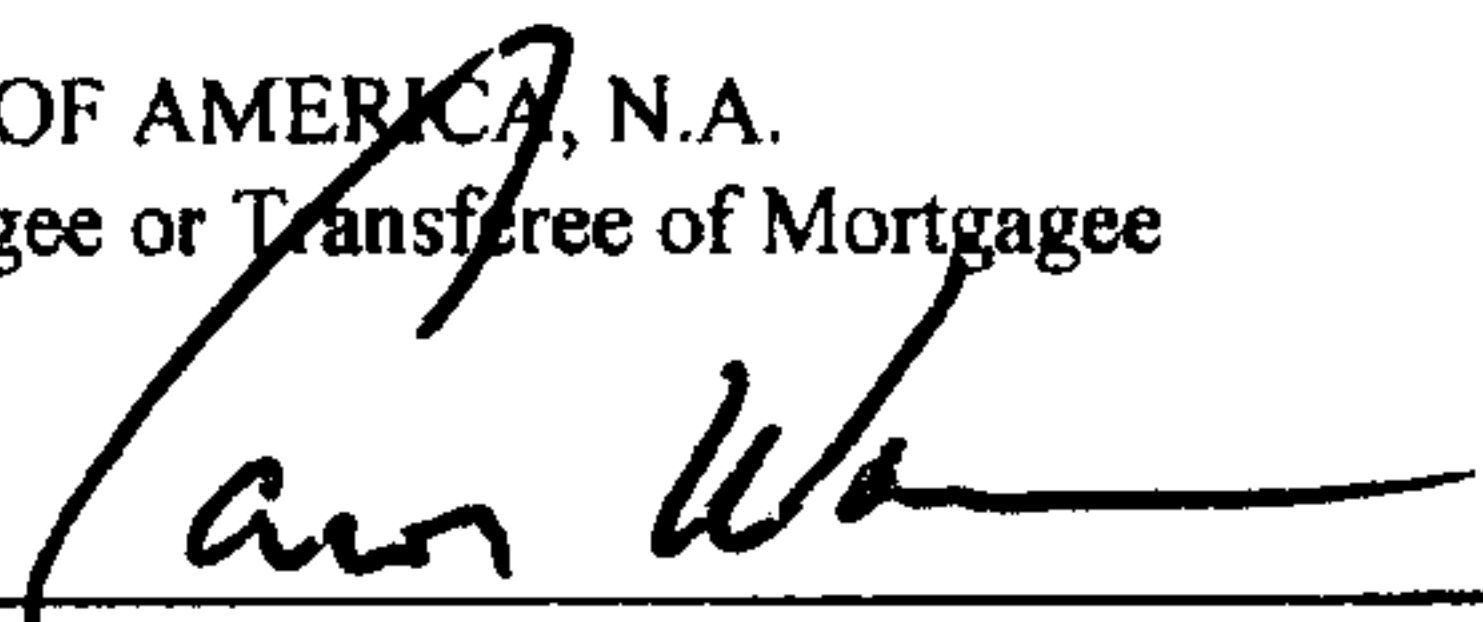
IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 20th day of April, 2016.

DEBRA R. WINSLETT AND MARCUS H. WINSLETT
Mortgagors

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

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

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

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


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

STATE OF ALABAMA

COUNTY OF Jefferson

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 Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES: March 26, 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: 376 Timber Trail, Chelsea, AL 35043

Property Address: 376 Timber Trail, Chelsea, AL 35043

Date of Sale: 20th day of April, 2016

Consideration: \$309,758.57


20160420000130260 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/20/2016 02:09:56 PM FILED/CERT