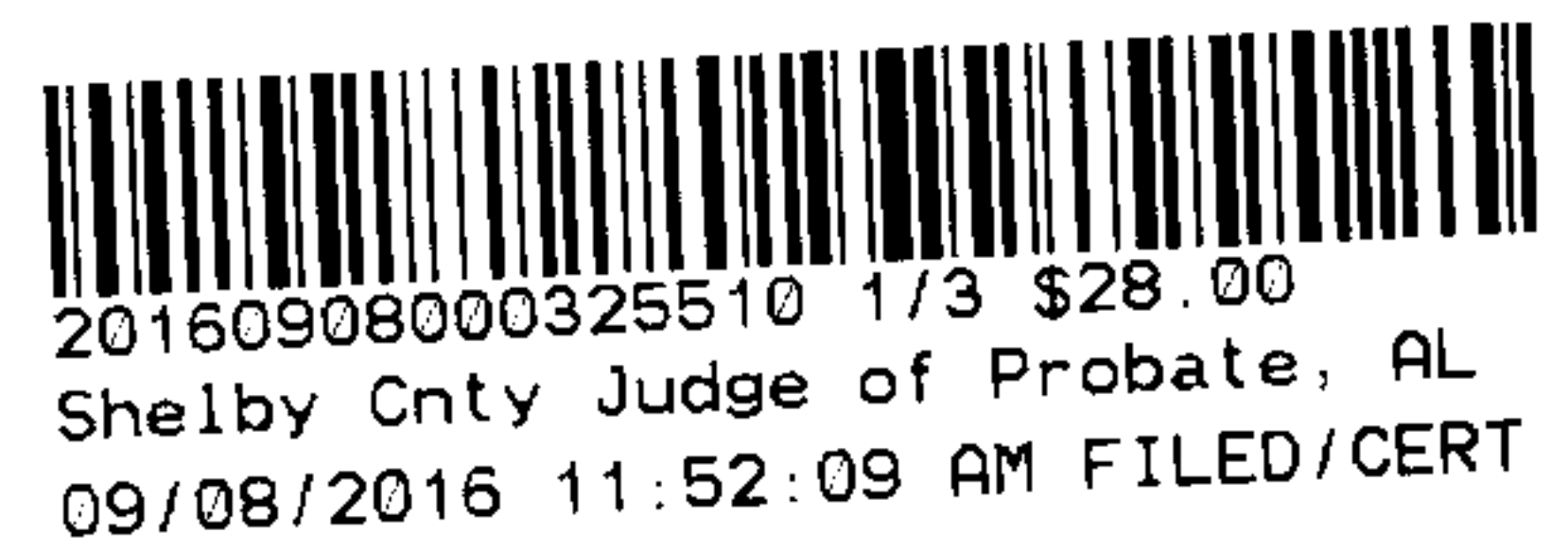


AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY



WHEREAS, Jessie Caldwell and Lummie Caldwell, husband and wife executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Bank, FSB, and Lender's successors and assigns dated September 29, 2008, and Recorded in Instrument Number 20081013000402770 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Bank of America, N. A. as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by instrument recorded in Instrument Number 20101006000331710 of said Probate Court Records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, by an advertisement published in the issues of said newspaper on June 22, June 29 & July 6, 2016, fixing the time of the sale of said property to be during the legal hours of sale on the 8th day of August, 2016; and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 8th day of August, 2016, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **BANK OF AMERICA, N.A.** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$81,400.00**. The said Bank of America, N.A., by and through Aaron Warner of Auction.com, as auctioneer, and as its attorney-in-fact, and Jessie Caldwell and Lummie Caldwell by Aaron Warner of Auction.com, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **BANK OF AMERICA, N.A.**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

PARCEL A:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 43 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 489.00 FEET TO THE EASTERLY RIGHT OF WAY OF ALABAMA HWY 145 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED A DISTANCE OF 315.00 FEET; THENCE NORTH 1 DEGREE 15 MINUTES 39 SECONDS WEST A DISTANCE OF 194.46 FEET; THENCE NORTH 81 DEGREES 10 MINUTES 54 SECONDS WEST A DISTANCE OF 249.60 FEET TO THE EASTERLY RIGHT OF WAY OF ALABAMA HWY 145; THENCE SOUTH 15 DEGREES 18 MINUTES 0 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 242.79 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF


RODNEY SHIFLETT, DATED APRIL 11, 2002.

PROPERTY ADDRESS: 23470 Hwy 145, Columbiana, AL 35051

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **BANK OF AMERICA, N.A.**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Bank of America, N.A., and Jessie Caldwell and Lummie Caldwell, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 8th day of August, 2016.


BANK OF AMERICA, N.A. and
JESSIE CALDWELL AND LUMMIE CALDWELL

BY: 
Aaron Warner, of Auction.com
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Aaron Warner, of Auction.com, whose name as attorney-in-fact and auctioneer for Bank of America, N.A., and Jessie Caldwell and Lummie Caldwell 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 8th day of August, 2016.

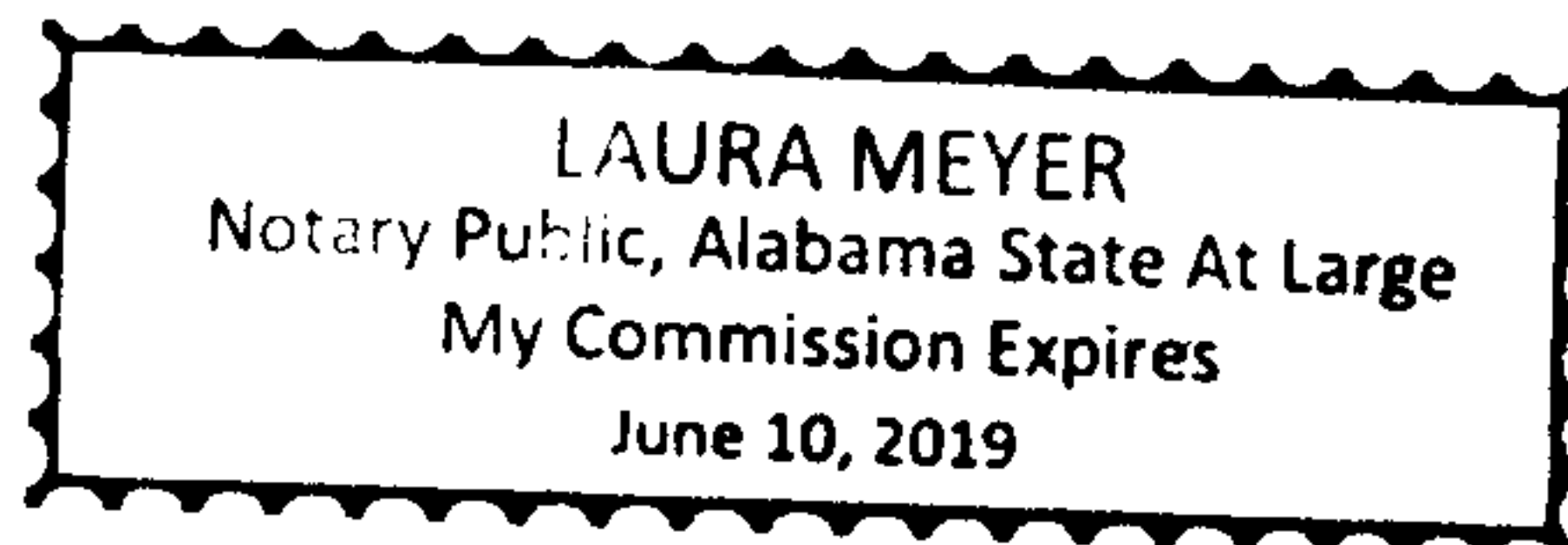

NOTARY PUBLIC
My Commission Expires: 6-10-19

GRANTEE'S ADDRESS:

Bank of America, N.A.
5401 N. Beach Street
Ft. Worth, TX 76137

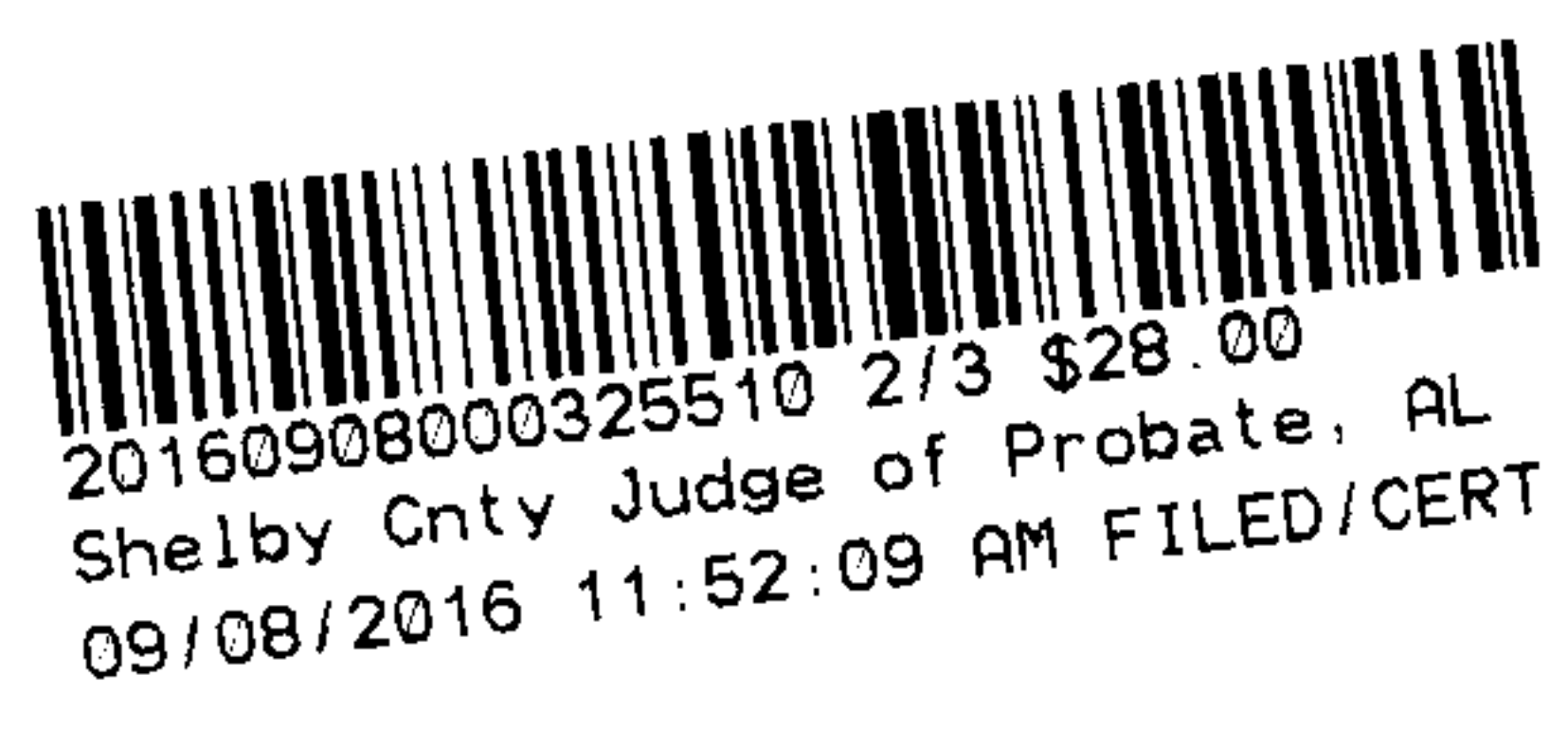
GRANTOR'S ADDRESS:

Jessie Caldwell and Lummie Caldwell
23470 Hwy 145
Columbiana, AL 35051



This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
2474-10271



Real Estate Sales Validation Form

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

Grantor's Name Jessie Caldwell and
Mailing Address Lummie Caldwell
32470 Hwy 145
Columbiana, AL 35051

Grantee's Name Bank of America, N.A.
Mailing Address 5401 N. Beach Street
Ft. Worth, TX 76137

Property Address 23470 Hwy 145,
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$81,400.00



20160908000325510 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/08/2016 11:52:09 AM FILED/CERT

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
☐ 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

Grantors 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 8/12/16

Print William S. McFadden

Sign (Attorney)

☐ Unattested
(verified by)

(Grantor / Grantee / Owner / Agent) circle one