

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

20180613000209400
06/13/2018 01:17:19 PM
DEEDS 1/4

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of September, 2010, Andrea L. Adkins and Larry W. Adkins, Single , executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Superior Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, instrument number 20100917000306760, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded instrument number 20170825000311250, 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 Chelsea, 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 May 2, 2018, May 9, 2018 and May 16, 2018.

WHEREAS, on June 4, 2018 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 Chelsea, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Bank of America, N.A. was the highest bidder and best bidder in the amount of \$96,748.00 on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Auction.com 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:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 1 WEST; THENCE EASTERLY ALONG THE 1/4-1/4 LINE FOR 91.65 FEET; THENCE TURN AN ANGLE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 191.28 FEET TO THE POINT OF BEGINNING.; THENCE TURN AN ANGLE TO THE RIGHT OF 130 DEGREES 47 MINUTES AND RUN 138.70 FEET TO A POINT; THENCE TURN RIGHT OF 75 DEGREES 47 MINUTES AND RUN 115.45 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 76 DEGREES 18 MINUTES AND RUN 78.87 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 7 DEGREES 55 MINUTES AND RUN 61.87 FEET; THENCE TURN AND ANGLE TO THE RIGHT OF 8 DEGREES 38 MINUTES AND RUN 37.97

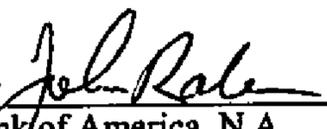
FEET TO A POINT; THENCE TURN AND ANGLE TO THE RIGHT OF 116 DEGREES 02 MINUTES AND RUN 136.71 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN 9.30 FEET TO POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 65.93 FEET TO THE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE 30 FOOT EASEMENT FOR INGRESS AND EGRESS, LYING 15 FEET ON EITHER SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 1 WEST; THENCE EASTERLY ALONG THE 1/4-1/4 LINE FOR 91.65 FEET; THENCE TURN AN ANGLE RIGHT OF 90 DEGREES 00 MINUTES AND RUN 191.28 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 130 DEGREES 47 MINUTES AND RUN 138.70 FEET TO A POINT; THENCE TURN RIGHT 75 DEGREES 47 MINUTES AND RUN 130.90 FEET TO A POINT IN THE CENTERLINE OF SAID EASEMENT, SAID POINT THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 76 DEGREES 18 MINUTES AND RUN 65.22 FEET; THENCE 8 DEGREES 38 MINUTES RIGHT AND RUN 49.34 FEET; THENCE RIGHT 4 DEGREES 45 MINUTES FOR 75 FEET; THENCE RIGHT 17 DEGREES FOR 150 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 47 AND THE POINT OF TERMINATION OF SAID EASEMENT.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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 aforesaid Probate Office.

IN WITNESS WHEREOF, Bank of America, N.A. has caused this instrument to be executed by and through John Robison, as auctioneer conducting said sale for said Transferee, and said Auction.com, as said auctioneer, has hereto set its hand and seal on this 12th day of June, 2018.

By: 
Bank of America, N.A.
By: John Robison
Its: Auctioneer

State of Alabama)
County of Shelburne)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Robison whose name as auctioneer of Auction.com, a corporation, 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/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 12th day of 2018. June

Jordan Stallworth
Notary Public
My Commission Expires: 12/28/2020

This instrument prepared by:
Sady Mauldin, Esq.
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209



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.
Mailing Address 100 N. Tryon St.
Charlotte, North Carolina
28255

Grantee's Name Bank of America, N.A.
Mailing Address 100 N. Tryon St.
Charlotte, North Carolina
28255

Property Address 1427 Watson Ave
Montgomery, AL 36106

Date of Sale 06/04/2018
Total Purchase Price \$ 96,748.00
or
Actual Value \$

20180613000209400 06/13/2018 01:17:19 PM DEEDS 4/4 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 Bid Instructions
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 06/13/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 01:17:19 PM
\$25.00 CHERRY
20180613000209400

Print Erica Caver

Sign Erica Caver

Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one