

Inst # 2000-16859

AUCTIONEER'S DEED

03/23/2000-16859
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JCA 100 17.00

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Rhonda Lockhart Raspberry, a single individual executed a mortgage to First General Lending Corporation on the 29th day of December, 1995, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1996-00287, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to NationsBanc Mortgage Corporation (now known as BA Mortgage, LLC (a wholly owned subsidiary of Bank of America N.A.) successor in interest by merger of NationsBanc Mortgage Corporation by instrument recorded in Instrument #1996-01803 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 the City of Columbiana, 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 published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on April 12, 19, and 26, 2000, fixing the time of the sale of said property to be during the legal hours of sale on the 11th day of May, 2000, 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 11th day of May, 2000, 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 BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$102,683.35 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Rhonda Lockhart Raspberry by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 23-A, according to the Resurvey of Lots 18, 19, 20, 21, 22, 23 and 24, Amended Map of Chase Plantation, as recorded in Map Book 8, page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by

merger of NationsBanc Mortgage Corporation by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Rhonda Lockhart Rasberry by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 11th day of May, 2000.

BA MORTGAGE, LLC (A WHOLLY OWNED
SUBSIDIARY OF BANK OF AMERICA, N.A.)
SUCCESSOR IN INTEREST BY MERGER OF
NATIONS BANC MORTGAGE CORPORATION

BY:


Auctioneer who conducted said
sale and attorney-in-fact

RHONDA LOCKHART RASBERRY

By:


Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for BA Mortgage LLC (A wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation 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 in his capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 11th day of
May, 2000.


NOTARY PUBLIC

My Commission Expires: 10/16/00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact for Rhonda Lockhart Rasberry 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, in his capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 11th day of
May, 2000.


NOTARY PUBLIC

My Commission Expires: 10/16/00

Grantee's address:

Post Office Box 35140
Louisville, KY 40232-5140

This instrument prepared by:

Beth McPadden Rouse
MCPADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

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4

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