

PREPARED BY: JAMES B. WHIDDON, ESQ.

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MSP FILE NO.: 158.007197AL/LML

LOAN NO.: 1106014259

Inst # 2001-04057

STATE OF ALABAMA

COUNTY OF SHELBY

02/05/2001-04057

11:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 15.00

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 31, 1995, **Donald W Hawkins, Jr, and Tammy Michelle Hawkins, Husband and Wife, Party of the First Part**, executed a certain mortgage to **Heritage Home Mortgage Corporation, An Alabama Corporation**, which said mortgage is recorded in Real Property Book 1995, Page 24234, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to **BA Mortgage, LLC** (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of **NationsBanc Mortgage Corporation**, successor by merger to **Boatmen's National Mortgage, Inc.**, Party of the Second Part, by instrument recorded in said Probate Office; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and **BA Mortgage, LLC** (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of **NationsBanc Mortgage Corporation**, successor by merger to **Boatmen's National Mortgage, Inc.** did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the **Shelby County Reporter**, a newspaper of general circulation in Shelby County, Alabama, in its issues of 10/25, 11/1, and 11/8/2000; and

WHEREAS, on November 16, 2000, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of **BA Mortgage, LLC** (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of **NationsBanc Mortgage Corporation**, successor by merger to **Boatmen's National Mortgage, Inc.** in the amount of **FIFTY-NINE THOUSAND FIVE HUNDRED TWENTY-SEVEN AND 59/100 DOLLARS (\$ 59,527.59)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to **BA Mortgage, LLC** (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of **NationsBanc Mortgage Corporation**, successor by merger to **Boatmen's National Mortgage, Inc.**; and

WHEREAS, **James Greer, Esq.**, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **FIFTY-NINE THOUSAND FIVE HUNDRED TWENTY-SEVEN AND 59/100 DOLLARS (\$ 59,527.59)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, 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**, successor by merger to

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Boatmen's National Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run North 3 degrees 00 minutes West along the West boundary of said Section 24, 530.41 feet to the Northerly right of way of Sterrett Street and the point of beginning; thence North 83 degrees 16 minutes 43 seconds East run 69.89 feet; thence North 2 degrees 19 minutes 41 seconds West run 781.62 feet to the North line of the SW 1/4 of the SW 1/4 of said Section; thence run South 85 degrees 39 minutes 19 seconds West along said 1/4-1/4 line 69.81 feet to the West line of said Section 24; thence South 2 degrees 19 minutes 25 seconds East run along said Section line 782.08 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Thomas E. Simmons, RLS #12945, dated July 31, 1995.

SOURCE OF TITLE:

TO HAVE AND TO HOLD the above described property unto BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, successor by merger to Boatmen's National Mortgage, Inc., 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Donald W Hawkins, Jr, and Tammy Michelle Hawkins, Husband and Wife and BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, successor by merger to Boatmen's National Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 16th day of November, 2000.

BY:

AS:

Auctioneer and Attorney-in-fact

02/05/2001 04057

11:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 15.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Donald W Hawkins, Jr, and Tammy Michelle Hawkins, Husband and Wife and BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, successor by merger to Boatmen's National Mortgage, Inc., 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 2000.

Honorable Cameron

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2004

My Commission Expires

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.

Michael F. Bolin

Judge of Probate

"No Tax Collected"

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