

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, ANTHONY G. RASEY, an unmarried man executed a mortgage to Bank of America, N.A. on the 31st day of March, 2004 on that certain real property hereinafter described, which mortgage is recorded in Instrument #20040405000171540, of the records in the Office of the Judge of Probate, Shelby County, Alabama; 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 March 30th, April 6th, and 13th, 2005, fixing the time of the sale of said property to be during the legal hours of sale on the 2nd day of May, 2005, 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 2nd day of May, 2005, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$176,293.86** 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 Bank of America, N.A., by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Anthony G. Rasey 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES  
PHASE III AS RECORDED IN MAP BOOK 28, PAGE 135 IN THE PROBATE  
OFFICE OF 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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.

IN WITNESS WHEREOF, the said Bank of America, N.A. by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Anthony G. Rasey by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals as of this the 2nd day of May, 2005.

Atchison

Bank of America, N.A.

BY: Michael T. Atchison  
Auctioneer who conducted said sale and  
attorney-in-fact

Anthony G. Rasey

By: Michael T. Atchison  
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 Bank of America, N.A.. 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 2nd day of May 2005.

Quet F. Parson  
NOTARY PUBLIC  
My Commission Expires: 10/16/08

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 Anthony G. Rasey 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 2nd day of May, 2005.

Quet F. Parson  
NOTARY PUBLIC  
My Commission Expires: 10/16/08

Grantee's address:  
475 Crosspoint Pkwy  
Getzville, NY 14068-9000

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609