



20090727000287420 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/27/2009 02:31:21 PM FILED/CERT

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AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, RANDI CARTER, a single woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender and Lender's Successors and Assigns on the 21st day of May, 2008 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20080609000233170, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP by instrument recorded in Instrument No. 20090727000287420 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 8th, April 15th and April 22nd, 2009,; fixing the time of the sale of said property to be during the legal hours of sale on the 4th day of May, 2009, 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 4th day of May, 2009, 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 **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$290,202.60** 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 Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Randi Carter 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 **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTH ALONG THE WEST LINE THEREOF FOR 395.0 FEET; THENCE 89 DEGREES 58 MINUTES 51 SECONDS RIGHT RUN EAST 840.84 FEET; THENCE 90 DEGREES 14 MINUTES LEFT RUN NORTH FOR 135.0 FEET; THENCE 90 DEGREES 14 MINUTES RIGHT RUN EAST FOR 246.6 FEET; THENCE 89 DEGREES 46 MINUTES RIGHT RUN SOUTH FOR 530.0 FEET TO THE SOUTH LINE OF SAID 1/4 - 1/4; THENCE 90 DEGREES 14 MINUTES RIGHT RUN WEST FOR 1089.15 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA. ACCORDING TO THE SURVEY OF THOMAS SIMMONS, LS12549.

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 **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP**, 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 Randi Carter, and Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 4th day of May, 2009.

BY: Michael T. Atchison
Michael T. Atchison
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 Michael T. Atchison, whose name as attorney-in-fact and auctioneer for Randi Carter, and Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP 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 4th day of May, 2009.

Virgie A. Stone
NOTARY PUBLIC
My Commission Expires: 3-19-2012

Grantee's address:

5401 North Beach Street
Mail Stop: FWTX-35
Fort Worth, Texas 76137

This instrument prepared by:

William S. McFadden
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