


SEND TAX NOTICE TO:
Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024


20091104000412660 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/04/2009 01:02:39 PM FILED/CERT

CM #: 121712

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of August, 2007, Gerald W. Williams and Melissa Williams, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Compass Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070921000445290, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument Number 20090428000154500, 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 Columbiana, 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 BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, LP 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 June 10, 2009, June 17, 2009, and June 24, 2009; and

WHEREAS, on October 27, 2009, 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 BAC Home Loans Servicing,



L.P. f/k/a Countrywide Home Loans, LP did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, LP; and

WHEREAS, Federal Home Loan Mortgage Corporation, was the highest bidder and best bidder in the amount of One Hundred Sixty-Nine Thousand Five Hundred And 00/100 Dollars (\$169,500.00) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, LP, by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama. Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14, and run South 87 degrees 26 minutes 44 seconds East a distance of 242.30 feet to a point, said point lying in the approximate centerline of a 12 foot asphalt road, said point being the beginning of a non tangent curve to the left having a radius of 207.30 feet, a central angle of 26 degrees 55 minutes 10 seconds, and subtended by a chord which bears North 2 degrees 15 minutes 13 seconds West, and a chord distance of 96.50 feet; thence along the arc of said curve and said centerline a distance of 97.40 feet; thence North 28 degrees 13 minutes 36 seconds West and along said centerline a distance of 73.25 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 240.63 feet; a central angle of 16 degrees 36 minutes 16 seconds; and subtended by a chord which bears North 44 degrees 27 minutes 14 seconds West; and a chord distance of 69.49 feet; thence along the arc of curve and said centerline a distance of 69.74 feet; thence North 45 degrees 00 minutes 07 seconds west and along said centerline, a distance of 142.70 feet; thence North 50 degrees 28 minutes 35 seconds West and along said centerline, a distance of 146.10 feet to the Point of Beginning; thence North 9 degrees 25 minutes 50 seconds East and leaving said centerline a distance of 278.93 feet; thence North 87 degrees 36 minutes 48 seconds West a distance of 287.90 feet; thence North 87 degrees 37 minutes 20 seconds West a distance of 159.17 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 285.56 feet; thence South 08 degrees 38 minutes 46 seconds East a distance of 263.93 feet; thence North 84 degrees 03 minutes 21 seconds East a distance of 170.00 feet; thence North 39 degrees 08 minutes 47 seconds East a distance of 304.48 feet to the Point of Beginning.

Subject to and benefiting from a 30 foot ingress, egress, utility and drainage easement lying parallel with and 15 feet on each side of the centerline of the 12 foot asphalt road.

Also, a 15 utility easement that is 7.5 foot each side of the following described centerline. Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14, Township 21 South, Range 3 West, and run North 88 degrees 22 minutes 13 seconds West a distance of 400.58 feet; thence North 8 degrees 38 minutes 46 seconds West a distance of 226.73 feet to the Point of Beginning and centerline of said 15 foot easement; thence South 76




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degrees 39 minutes 20 seconds East a distance of 46.76 feet; thence South 66 degrees 48 minutes 11 seconds East a distance of 49.54 feet; thence South 83 degrees 10 minutes 06 seconds East a distance of 45.29 feet; thence North 73 degrees 84 minutes 44 seconds East a distance of 62.42 feet; thence North 61 degrees 42 minutes 55 seconds East a distance of 73.74 feet to the said end of said easement.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, LP, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 27, 2009.

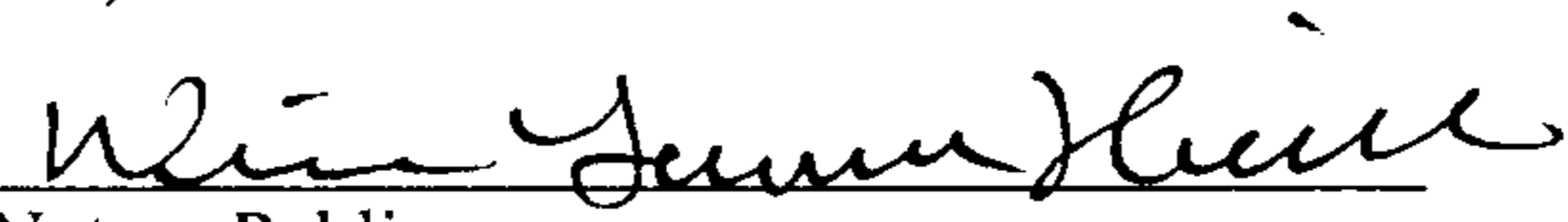
BAC Home Loans Servicing, L.P. f/k/a Countrywide
Home Loans, LP
By: 
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans, LP, 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 attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this October 27, 2009.


Notary Public
My Commission Expires: ~~2011~~ **MISSION EXPIRES JUNE 24, 2013**

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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