


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


20091125000437560 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/25/2009 10:31:52 AM FILED/CERT

CM #: 118576

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of December, 2005, Rickey R. Roper, a married man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051222000659830, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20090319000101620, 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 Servicing, LP did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due



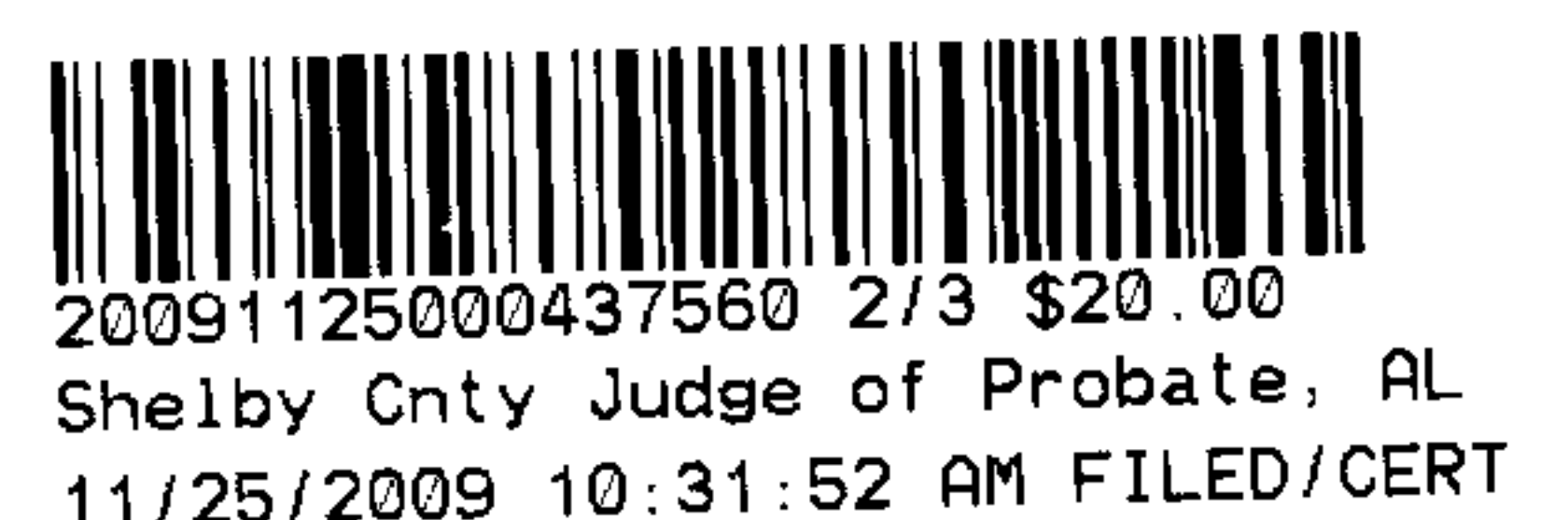
and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 7, 2009, October 14, 2009, and October 21, 2009; and

WHEREAS, on November 17, 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 Servicing, 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 Servicing, LP; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Sixteen Thousand Nine Hundred Ninety-Six And 12/100 Dollars (\$116,996.12) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, 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 Fannie Mae a/k/a Federal National Mortgage Association, 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 Northwest Quarter of Section 9, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 9; thence in an Easterly direction, along the South line of said quarter-quarter Section 30 feet to a point on the Southeast right of way line of the Old Montevallo-Wilton Road; thence 47 degrees 55 minutes left, in a Northeasterly direction along said right of way line 1840.40 feet; thence 77 degrees 30 minutes right in a Southeasterly direction 164.40 feet to the Point of Beginning; thence continue along last described course a distance of 255.60 feet; thence 77 degrees 30 minutes left in a Northeasterly direction 320.0 feet; thence 102 degrees 30 minutes left in a Northwesterly direction 406.72 feet to a point on the Southeast right of way line of right of way line of Alabama Highway 25; thence 77 degrees 30 minutes left in a Southwesterly direction along said right of way line 291.0 feet; thence 91 degrees 27 minutes 14 seconds left in a Southeasterly direction, 147.58 feet to the



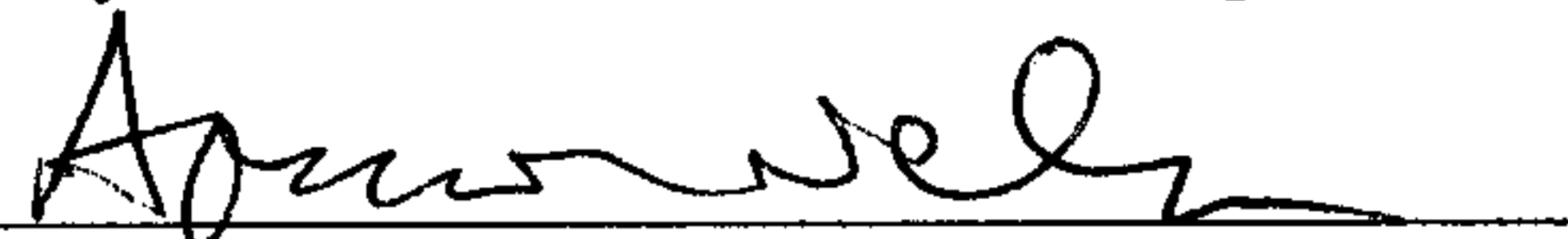
Point of Beginning. According to the Survey of Johnye Horton, dated February 12, 1981. Less and Except, property described in deed recorded in Deed Book 332, Page 979, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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 Servicing, 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 November 17, 2009.

BAC Home Loans Servicing, L.P. f/k/a
Countrywide Home Loans Servicing, LP

By:



Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

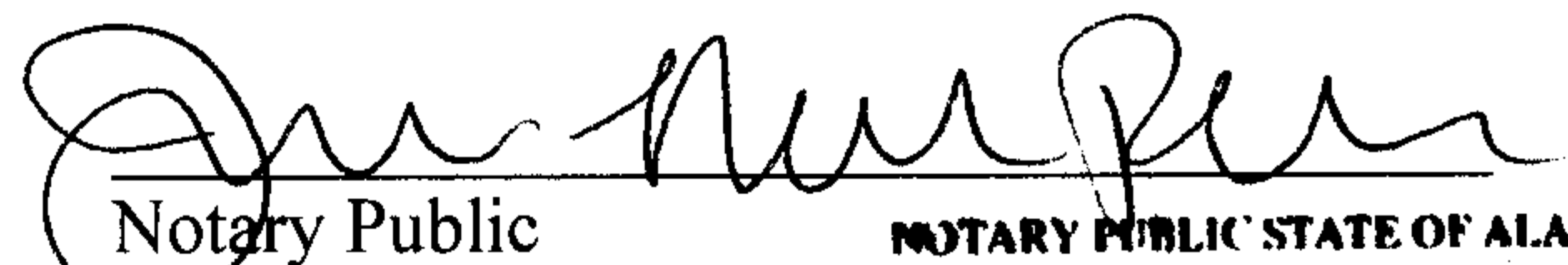
COUNTY OF JEFFERSON)



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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 Servicing, 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 November 17, 2009.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 5, 2011
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

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

