


MORTGAGE FORECLOSURE DEED


20100202000032240 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/02/2010 12:21:15 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Mark D. Maxwell
22581451

KNOW ALL MEN BY THESE PRESENTS: That Mark D. Maxwell and Hazel Elizabeth Maxwell, husband and wife did, on to-wit, the August 12, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., which mortgage is recorded in Instrument 20080917000369600; said mortgage was transferred and assigned to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP as recorded in Instrument# 20100202000032230 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of August 5, 12, 19, September 2, 30, November 4, 18, December 23, 2009; and

WHEREAS, on the January 19, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:28 o'clock a.m.~~p.m.~~ between the legal hours of sale, said foreclosure sale was duly and properly conducted, and BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, in the amount of One Hundred Thousand One Hundred Fifty-Seven Dollars and Eighty Cents (\$100,157.80), which sum the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased:

NOW, THEREFORE, in consideration of the premises and of One Hundred Thousand One Hundred Fifty-Seven Dollars and Eighty Cents (\$100,157.80), cash, the said Mark D. Maxwell and Hazel Elizabeth Maxwell, husband and wife, acting by and through the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, the following described real estate situated in Shelby County, Alabama, to-wit:

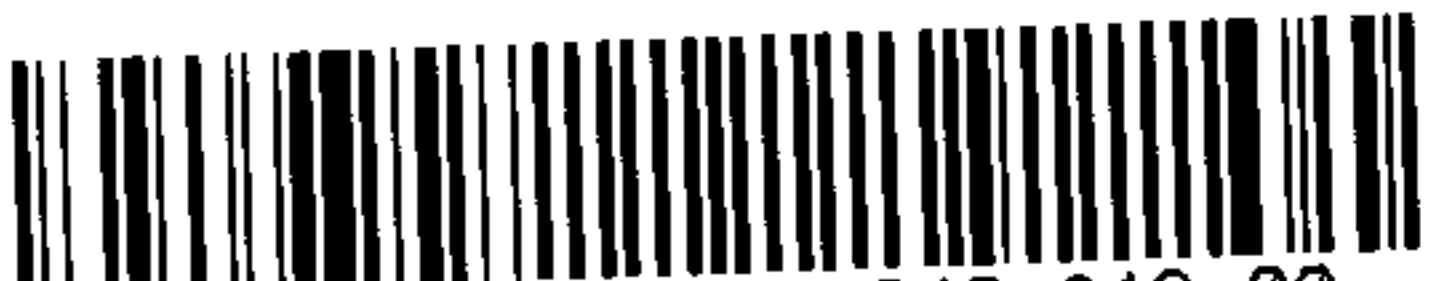
Part of the NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, described as follows: Commence at NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to point of beginning. Excepting highway right of way. Also, commence at NW corner of NE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way. Less and Except that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #20030630000408180, in Probate Office.

TO HAVE AND TO HOLD THE above described property unto BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the January 19, 2010.

Mark D. Maxwell and Hazel Elizabeth Maxwell, husband and wife
Mortgagors

BAC Home Loans Servicing, LP fka Countrywide Home Loans
Servicing LP
Mortgagee or Transferee of Mortgagee


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By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

BAC Home Loans Servicing, LP fka Countrywide Home Loans
Servicing LP
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this January 19, 2010.

Doro M. Veith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-2010

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-009350

GRANTEE'S ADDRESS
BAC Home Loans Servicing, LP
5401 North Beach Street
M/S - FTW-35
Fort Worth, Texas 76137



Doroth M. Veith
Notary Public
State of Alabama
Alabama State at 10