

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

CM #: 98953

STATE OF ALABAMA)

COUNTY OF SHELBY)

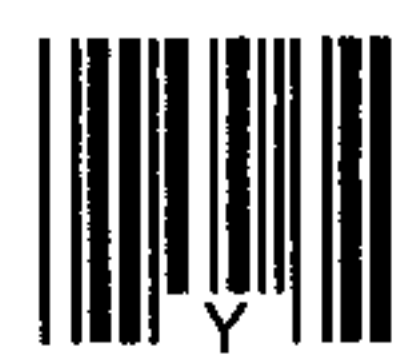
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of July, 2005, E. Maria Sandoval, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as a 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 20050729000382170, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans Servicing LP, by instrument recorded in Instrument Number 20090410000132660, 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, L.P. 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 April 8, 2009, April 15, 2009, and April 22, 2009; and

WHEREAS, on January 19, 2010, 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, L.P. 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, L.P.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Eighty-Five Thousand Four Hundred Seventy-One And 42/100 Dollars (\$85,471.42) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., 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:

Commence at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence South 89 degrees 39 minutes 27 seconds East along the North line of said Section 34 a distance of 401.37 feet to a point; Thence run South 52 degrees 32 minutes 27 seconds East a distance of 528.17 feet to a point; Thence run South 33 degrees 20 minutes 33 seconds West a distance of 62.41 feet to a found steel corner and the Point of Beginning of the property being described; Thence continue South 33 degrees 20 minutes 33 seconds West a distance of 187.72 feet to a found steel corner on the Northeasterly margin of Highway Number 44; Thence run North 47 degrees 12 minutes 40 seconds West along said margin of said highway a distance of 124.66 feet to a found concrete monument corner; Thence run North 54 degrees 05 minutes 31 seconds West along same said margin of same said Highway Number 44 a distance of 28.77 feet to a found steel corner on the Southwesterly Corner of the intersection of Highway Number 44 and 13th Street in the City of Alabaster, Alabama; Thence run North 32 degrees 05 minutes 31 seconds East along the Easterly



margin of said 13th Street a distance of 115.84 feet to a found steel corner;
Thence run South 74 degrees 40 minutes 19 seconds East a distance of
162.19 feet to the Point of Beginning.

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, L.P., 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 January 19, 2010.

BAC Home Loans Servicing, L.P. f/k/a
Countrywide Home Loans Servicing, L.P.
By: Aaron Nelson
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 Servicing, L.P., 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 January 19, 2010.

[Signature]
Notary Public
My Commission Expires: Apr 5, 2011
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

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

