

SEND TAX NOTICE TO:

Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024

CM #: 131650

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of December, 2003, William Wilson, an unmarried man, and Robert L. Pierce, an unmarried 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 20040128000046850 and re-recorded in Instrument Number 20040528000287130 and in Instrument Number 20100129000028600, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20090917000356010, 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. 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 January 6, 2010, January 13, 2010, and January 20, 2010; and





20100212000043560 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/12/2010 11:11:39 AM FILED/CERT

WHEREAS, on February 2, 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. 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. ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Thirty-Six Thousand Nine Hundred Fifty-One And 63/100 Dollars (\$36,951.63) on the indebtedness secured by said mortgage, the said BAC 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:

A tract of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Commence at the SW corner of the Northwest 1/4 of the Northwest 1/4 of Section 33 Township 17 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the South line of said 1/4 1/4 section a distance of 622.18 feet to a point on the NW right of way line of Alabama Highway #25, thence turn a deflection angle of 53 degrees 01 minutes to the left and run in a Northeasterly direction along the NW right of way line of said Alabama Highway #25, a distance of 350.88 feet to the PC of a curve; thence continue in a Northeasterly direction along the arc of a curve to the left having a central angle of 1 degrees 51 minutes 20 seconds and a radius of 5,630.86 feet a distance of 182.36 feet to the point of beginning; thence turn a deflection angle of 90 degrees 47 minutes 30 seconds to the left (angle measured from tangent) and run in a Northwesterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right in a Northeasterly direction to a distance of 210 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right in a Northeasterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right in a Southeasterly direction a distance of 210.00 feet to a point on the NW right of way line of Alabama Highway #25; thence turn an interior angle of 90 degrees 47 minutes 30 seconds (angle measured to tangent) and run to the right in a Southwesterly direction along the NW right of way line of said Alabama Highway #25, and along the arc of a curve to the right having a central angle of 1 degrees 35 minutes and a radius of 7,599.44 feet a distance of 210.01 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., 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 February 2, 2010.

BAC 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., 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 February 2, 2010.

[Signature]
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:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

