

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, **MICHAEL A. MOORE AND NORMA MOORE A/K/A NORMA J. MOORE**, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS), dated March 26, 2007, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070330000145110 of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to BAC Home Loans Servicing, LP, recorded in Instrument No. 20100318000079300, of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper August 26th, September 2nd, and 9th, 2009; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of October 14, 2009; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of November 11, 2009; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of December 23, 2009; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of January 6, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 14th day of January, 2010, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 14th day of January, 2010, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$91,942.90** cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said BAC Home Loans Servicing, LP, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and **MICHAEL A. MOORE AND NORMA MOORE a/k/a NORMA J. MOORE** by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE
3 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE
PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST**

CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID FORTY 1010.42 FEET TO THE PLACE OF BEGINNING AND CONTINUING ALONG THE EAST LINE OF SAID FORTY SOUTH 00 DEGREES 15 MINUTES WEST 105.0 FEET; THENCE NORTH 89 DEGREES 32 MINUTES WEST 420.0 FEET; THENCE NORTH 00 DEGREES 15 MINUTES EAST AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, 105.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES EAST 420.0 FEET TO THE PLACE OF BEGINNING.

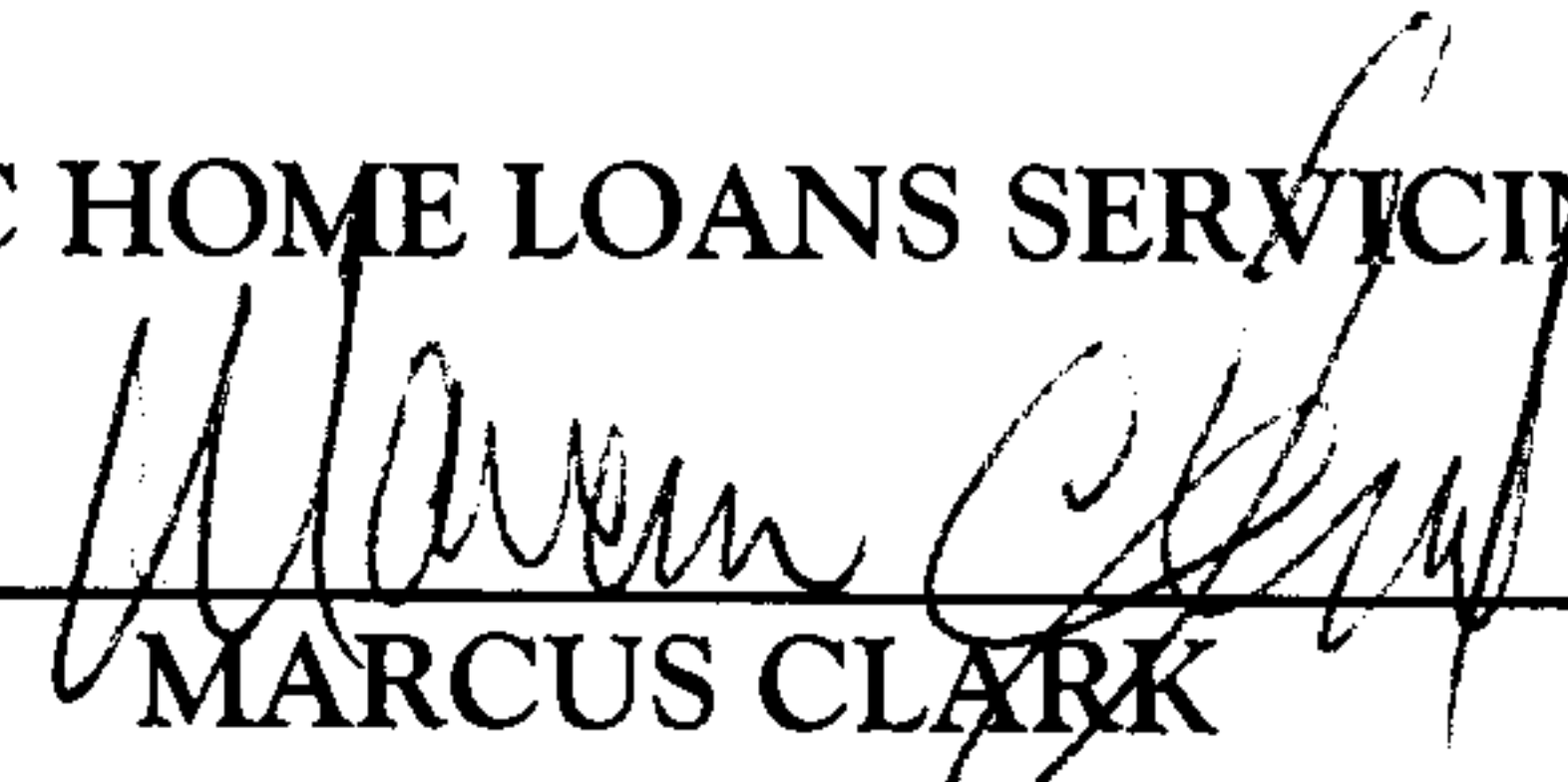
ALSO, A 10 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID FORTY, 1115.42 FEET; THENCE NORTH 89 DEGREES 32 MINUTES WEST 4520.0 FEET TO THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED AND THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING SOUTH 00 DEGREES 15 MINUTES WEST 210.0 FEET TO THE NORTH RIGHT OF WAY LINE OF A PAVED PUBLIC ROAD; THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ROAD 10.0 FEET; THENCE NORTH 00 DEGREES 15 MINUTES EAST 230.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES EAST 10.0 FEET TO THE WEST LINE OF THE LOT DESCRIBED HEREIN; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE WEST LINE OF SAID ROAD, 20.0 FEET TO THE PLACE OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said BAC HOME LOANS SERVICING, LP, and MICHAEL A. MOORE AND NORMA MOORE A/K/A NORMA J. MOORE, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 14TH day of January, 2010.

BAC HOME LOANS SERVICING, LP

BY: 

MARCUS CLARK

As Attorney-in-Fact and Auctioneer


20100318000079310 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/18/2010 12:48:23 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF William

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **BAC HOME LOANS SERVICING, LP**, and **MICHAEL A. MOORE AND NORMA MOORE A/K/A NORMA J. MOORE**, 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 14th day of January, 2010.

Melody B. B. B.

NOTARY PUBLIC, State at Large

My Commission Expires: ~~MY COMMISSION EXPIRES 07-27-2011~~

Grantee's address:

5401 North Beach St

Ft. Worth, TX 76137

This instrument prepared by:

William S. McFadden, Esq.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
Doc ID #



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