

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

CM #: 153526

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of March, 2007, Steven S. Haglund, a married man, and Laura P. Haglund, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080314000105950, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P.,

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 February 24, 2010, March 3, 2010, and March 10, 2010; and

WHEREAS, on March 26, 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 Warner 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 Two Hundred Forty-Four Thousand Five Hundred Sixty-Five And 35/100 Dollars (\$244,565.35) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P., by and through Aaron Warner 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:

Part of the southwest 1/4 of the northwest 1/4 of section 14, township 18 south, range 1 east more particularly described as follows:

Commence at the southwest corner of said 1/4-1/4 section and run east along south line of said 1/4-1/4 section 891.90 feet to the southeast corner of B. Kendrick property; said southeast corner being the point of beginning of herein described property; from point of beginning, continue east along last described course 379.12 feet to a point of intersection with the westerly right of way line of a county road; thence an angle left of 89 degrees 31 minutes and run northerly along westerly right of way line of said road 484.10 feet to a point of curve to the left, said curve having a radius of 1368.68 feet; thence along arc of said curve 132.58 feet; thence an angle to the left of 106 degrees 34 minutes to tangent and run southwesterly along center line of a 10 foot dirt drive 181.38 feet; thence an angle left of 22 degrees 32 minutes and run southwesterly along center line of said drive 119.75 feet; thence an angle left of 16 degrees 09 minutes and run southwesterly along center line of said drive 223.6 feet; thence an angle left of 27 degrees 01 minutes and run in a southerly direction 272.25 feet to point of beginning, situated in Shelby county, Alabama.



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Shelby Cnty Judge of Probate, AL
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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 Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 26, 2010.

BAC Home Loans Servicing, L.P.

By:

Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, 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 March 26, 2010.

Heather Meritt Jones

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JUNE 10, 2012

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

