

And

20100419000119410 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/19/2010 03:18:41 PM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, MYRA ARMSTRONG and JERRY DEAN ARMSTRONG executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Taylor, Bean & Whitaker Mortgage Corp., and Lender's Successors and Assigns on the 25th day of February, 2008 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20090213000050970, 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 by instrument recorded in Instrument No. 20100419000119 of 400 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 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 on December 16th, December 23rd and December 30th, 2009; which said 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 20th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 18th day of February, 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 18th day of February, 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 **BAC HOME LOANS SERVICING LP** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$145,980.25** 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 Myra Armstrong and Jerry Dean Armstrong 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 **BAC HOME LOANS SERVICING LP**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and run in a northerly direction along the East line of said quarter-quarter (as found) a distance of 701.60 feet to a 1" open top iron found by a fence corner; thence turn an angle of 92 degrees 14 minutes 54 seconds to the left and run in a Westerly direction a distance of 558.99 feet to the point of beginning; thence continue along the last described course, a distance of 423.11 feet to a point on the Easterly right of way line of Interstate Highway No. 65; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Southeasterly direction along said right of way line, a distance of 210.0 feet to a point; thence turn an angle of 73 degrees 47 minutes 53 seconds to the left and run in an Easterly direction a distance of 319.11 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left



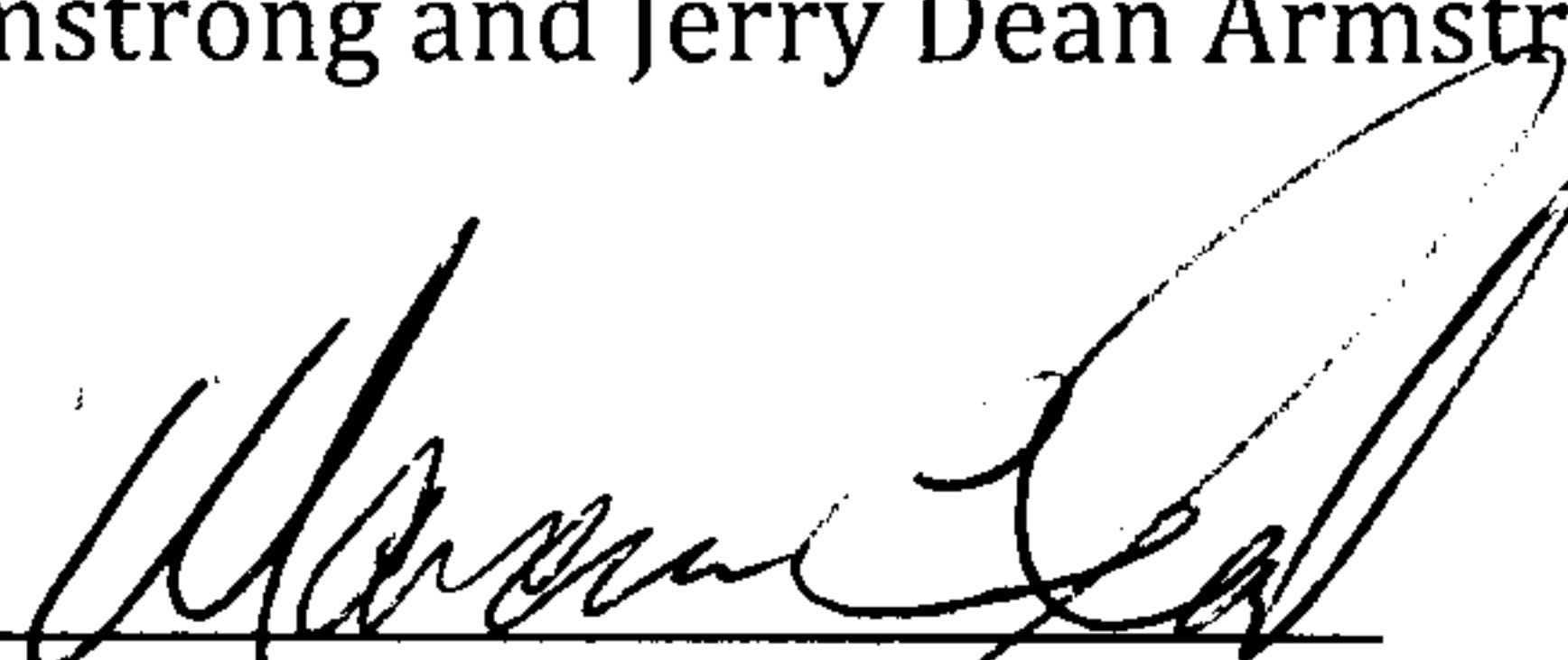
and run in a Northwesterly direction a distance of 106.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the right and run in an Easterly direction a distance of 104.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesterly direction, a distance of 104.0 feet to the point of beginning. According to survey of Joseph E. Conn, RLS #9049, dated December 10, 1987.

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 **BAC HOME LOANS SERVICING LP**, 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 Myra Armstrong and Jerry Dean Armstrong, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 18th day of February, 2010.

BAC Home Loans Servicing LP and Myra  
Armstrong and Jerry Dean Armstrong

BY:



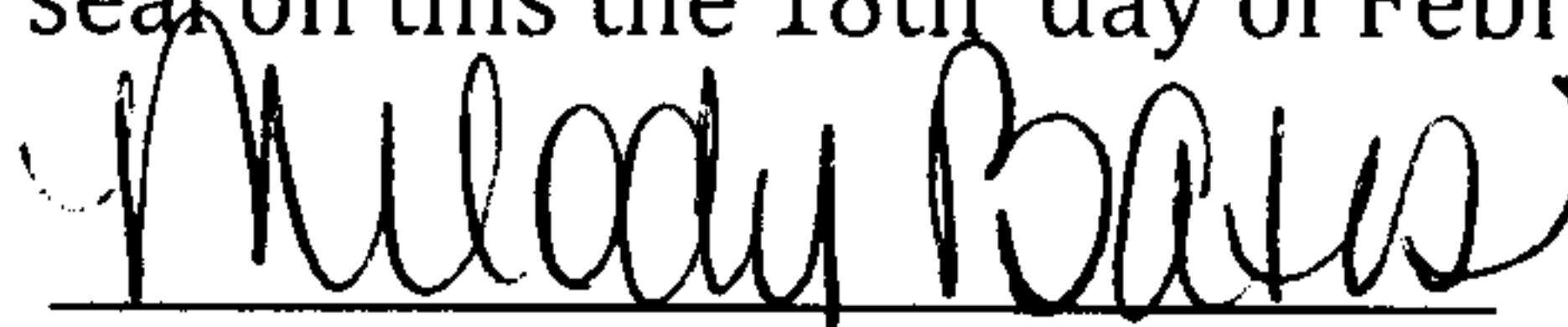
Marcus Clark

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

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 Myra Armstrong and Jerry Dean Armstrong 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 18th day of February, 2010.



NOTARY PUBLIC

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

Grantee's address:

5401 North Beach Street  
Fort Worth, TX 76137

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
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