

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

CM #: 143191

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of September, 2008, Jason Ishee, a single man, and Brenda Hodge, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080926000382780; corrected by Srivener's Affidavit recorded in Instrument Number 20100129000029240, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, LP, by instrument recorded in Instrument Number 20091214000457570, 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 March 31, 2010, April 7, 2010, and April 14, 2010; and

WHEREAS, on April 23, 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, BAC Home Loans Servicing, L.P., was the highest bidder and best bidder in the amount of One Hundred Seven Thousand Five Hundred Eighty-Six And 98/100 Dollars (\$107,586.98) 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 BAC Home Loans Servicing, L.P., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northeast Quarter of the Southeast Quarter Section 11, Township 18 South, Range 1 East, being part of the same land described in a deed to Patricia Ann and David Thompson, recorded in Real Book 207, at Page 297 of the Real Property Records of Shelby County, Alabama said parcel of land being more particularly described as follows: Commencing at 1 1/2 inch pipe found for the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 00 degrees 20 minutes 00 seconds East, along the East line of said Section a distance of 999.66 feet to a 1 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165" thence North 89 degrees 16 minutes 16 seconds West, a distance of 210.00 feet to a 1/2 inch rebar, set with a cap stamped set with a cap "S. Wheeler RPLS 16165" thence South 00 degrees 20 minutes 00 seconds West a distance of 10.00 Feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 87 degrees, 04 minutes 00 seconds West, a distance of 360.54 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" on the Southeast right of way line of County Highway No. 43; thence South 50 degrees, 16 minutes 13 seconds West, along said right of way line a distance of 44.27 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165", for the point of beginning; thence South 87 degrees 04 minutes, 00 seconds East, a distance of 172.64 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence South 28 degrees 33 minutes 17 seconds East, along an Oak Board fence, a distance of 224.95 feet, to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165" thence South 25 degrees 45 minutes 00 seconds West, along an Oak Board fence a distance of 100.02 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165", thence North 76 degrees, 51 minutes, 13 seconds West, along an Oak Board fence, a distance of 6.59 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence South 24 degrees 40 minutes, 59 seconds West, along Oak Board fence, a distance of 60.83 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence North 80 degrees, 19 minutes, 22 seconds West, along an Oak Board fence, a distance of 136.85 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165" thence South 70 degrees 05 minutes 09 seconds West, along an Oak

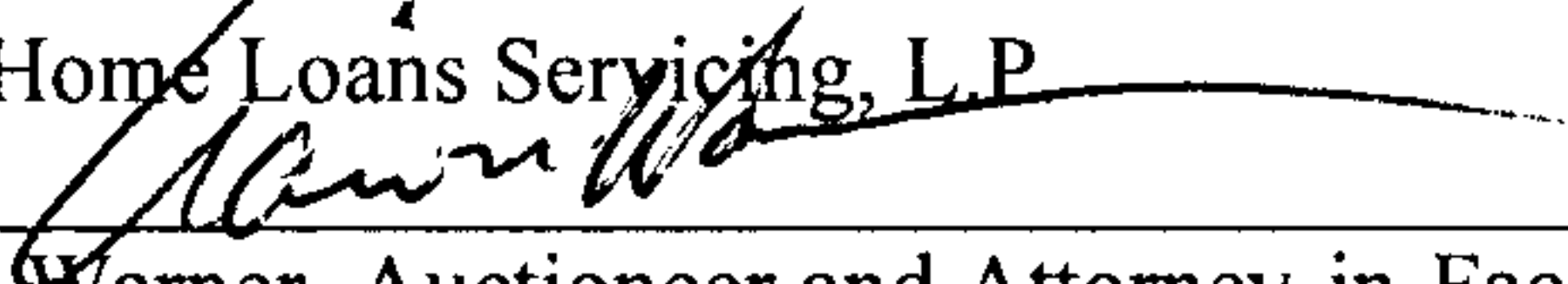


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Shelby Cnty Judge of Probate, AL
05/05/2010 11:45:13 AM FILED/CERT

Board Fence, a distance of 81.64 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165" thence North 65 degrees 31 minutes 41 seconds West, a distance of 298.34 feet to a 1/2 inch rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Southeast right of way line of County Highway No. 43; thence North 50 degrees 16 minutes, 13 seconds East along said right of way line, distance of 359.18 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto BAC Home Loans Servicing, L.P. 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 April 23, 2010.

BAC Home Loans Servicing, L.P.
By: 
Aaron Warner, 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 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 April 23, 2010.


Notary Public
My Commission Expires MY COMMISSION EXPIRES JUNE 18, 2012

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



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Shelby Cnty Judge of Probate, AL
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