

STATE OF ALABAMA :
COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, **KAPIL MANDAWEWALA**, a married man, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, Countrywide Home Loans, Inc., and Lender's successors and assigns, dated April 5, 2007, and recorded in Instrument No. 20070608000268310 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. 20100607000178970 of said Probate Court records.

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 of Shelby County, Alabama, Main Street, Columbiana, Alabama 35051, 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, 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 March 24th, 31st, and April 7th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 16th day of April, 2010 in front of the Courthouse door, Shelby County, 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 16th day of April, 2010, at the front door of the Courthouse in 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 \$108,390.57 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 KAPIL MANDAWEWALA, by Marcus Clark, as his 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:

**THE WEST 67 FEET OF LOT 25 AND THE EAST 19 FEET OF LOT 26,
ACCORDING TO MAP OF FARRIS ESTATES AS RECORDED IN THE
OFFICE OF THE PROBATE OF SHELBY COUNTY, ALABAMA, IN MAP
BOOK 4, PAGE 13.**

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.

IN WITNESS WHEREOF, the said BAC HOME LOANS SERVICING, LP, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and KAPIL MANDAWEWALA by Marcus Clark, as his attorney-in-fact, have hereunto set their hands and seals on this the 16th day of April, 2010.

BAC HOME LOANS SERVICING, LP

And

KAPIL MANDAWEWALA

BY:


MARCUS CLARK,

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF Cullman

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 **KAPIL MANDAWEWALA**, and **BAC HOME LOANS SERVICING, LP**, 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 auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 16th day of April, 2010.

Melody Davis

NOTARY PUBLIC, State at Large

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

Grantee's Address:

5401 North Beach St
Fl. Worth, TX 76137

This Instrument Was Prepared By:

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