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AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, KIMBERLY A. CARLIN, a Single Woman 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 26th day of May, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20050621000309690, 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. 20100607000178990 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 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 March 17th, March 24th and March 31st, 2010,; fixing the time of the sale of said property to be during the legal hours of sale on the 19th day of April, 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 19th day of April, 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 **\$98,147.72** 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 Kimberly A. Carlin 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:

A Parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes, as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 840.76 feet; thence 90 degrees left in a Westerly direction a direction of 110.00 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in an Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the Point of Beginning, said point being further identified as the Southwest corner of said Unit "C" thence 00 degrees 59 minutes 27 seconds left in an Easterly direction along the centerline of party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C", and "D" a distance of 10.7 feet to the Southwest edge of storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building a distance of 4.2 feet, thence 90 degrees left in a Northerly direction along the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left in a Southerly direction along the outer face of said wood fence across the fronts of Unit "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the Point of Beginning; being 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 **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 Kimberly A. Carlin, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 19th day of April, 2010.

BAC HOME LOANS SERVICING LP and KIMBERLY
A. CARLIN

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 Kimberly A. Carlin 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 19th day of April, 2010.

Melody Davis
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
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