

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

CM #: 173236

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of December, 2002, Adrian L. Moore and Mary A. Moore, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021226000643350, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20100702000212420, 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 July 7, 2010, July 14, 2010, and July 21, 2010; and



WHEREAS, on August 6, 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 One Hundred Ten Thousand Nine Hundred Ninety-Three And 35/100 Dollars (\$110,993.35) 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:

Commence at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 Section 22, Township 19 South, Range 1 East; thence run West along the North line of said S 1/2 of NE 1/4 of NW 1/4 a distance of 855.13 feet to the point of beginning; thence continue West along the North line of said S 1/2 of the NE 1/4 of the SW 1/4 and the S 1/2 of the NW 1/4 of the NW 1/4 a distance of 860.00 feet to the East right of way line of Shelby County Highway No. 55; thence turn an angle of 74 degrees 46 minutes 42 seconds to the left and run along said right of way line a distance of 315.00 feet; thence turn and angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 860.00 feet; thence turn and angle of 74 degrees 46 minutes 42 seconds to the left and run a distance of 315.00 feet to the point of beginning; being situated in the S 1/2; of the NE 1/4 of the NW 1/4 and the S 1/2 of the NW 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East Shelby County, Alabama. Less and except the following described parcel:

Commence at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 Section 22, Township 19 South, Range 1 East; thence run West along the North line of said S 1/2 a distance of 1715.13 feet to a point on the East right of way line of Shelby County Highway No. 55; thence turn an angle of 74 degrees 46 minutes 42 seconds to the left and run South along said highway right of way a distance of 235.00 feet to the point of beginning; thence continue along said highway right of way a distance of 80.00 feet; thence turn an angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 200.00 feet; thence turn and angle of 74 degrees 46 minutes 42 seconds to the left and run a distance of 80.00 feet; thence turn an angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 200 feet to a point on the East right of way line of Shelby County Highway No.55 and the point of beginning; being situated in the S 1/2 of the NW 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Also less and except the following described parcel

A parcel of land situated in the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:



20100817000262860 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/17/2010 02:06:44 PM FILED/CERT

Commencing at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said S 1/2 for a distance of 855.13 feet to an iron pin for the point of beginning; thence South 15 degrees 12 minutes 09 seconds West a distance of 314.74 feet to an iron pin; thence South 89 degrees 59 minutes 42 seconds West a distance of 659.37 feet to an iron pin; thence North 15 degrees 13 minutes 53 seconds East a distance of 20.00 feet to an iron pin; thence North 89 degrees 57 minutes 57 seconds East a distance of 238.53 feet to an iron pin; thence North 32 degrees 05 minutes 41 seconds East a distance of 153.34 feet to an iron pin, thence North 22 degrees 22 minutes 42 seconds West a distance of 167.01 feet to an iron pin on the North boundary line of said S 1/2; thence South 90 degrees 00 minutes 00 seconds East along said North boundary line of said South 1/2 for a distance of 480.23 feet to an iron pin to the point of beginning.

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 August 6, 2010.

BAC Home Loans Servicing, L.P.

By: 

Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



20100817000262860 3/3 \$21.00
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 August 6, 2010.


Notary Public **MY COMMISSION EXPIRES MAY 30, 2014**
My Commission Expires: _____

This instrument prepared by:

Andy Saag

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727

