



20101004000325640 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/04/2010 12:27:56 PM FILED/CERT

**SEND TAX NOTICE TO:**

Bank of America  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024



20100802000836990 1/3  
Bk: LR201006 Pg: 15970  
Jefferson County, Alabama  
I certify this instrument filed on  
08/02/2010 10:43:01 AM FCD  
Judge of Probate- Alan L. King

CM #: 161156

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of June, 2007, John D. Fowler and Karen A. Fowler, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First American Bank, which said mortgage was recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Instrument: 20070829000407250 of Shelby County and also recorded in Book LR200716, Page 8356 of Jefferson County, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20100430000133830, 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 Birmingham, Jefferson 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 Jefferson County, Alabama, in its issues of April 7, 2010, April 14, 2010, and April 21, 2010; and

WHEREAS, on July 13, 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 Birmingham, Jefferson County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC 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 Two Hundred Six Thousand Nine Hundred Forty-Three And 99/100 Dollars (\$206,943.99) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P., by and through Michael Corvin as member of Corvin Auctioneering, LLC 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 Jefferson County, Alabama, to-wit:

Lot 49, according to the Survey of Amended Map of Altadena Bend, Second Sector, as recorded in Map Book 102, Page 26, in the Probate Office of Jefferson County, Alabama, and recorded in Map Book 5, Page 131, in the Probate Office of Shelby County, Alabama.

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



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IN WITNESS WHEREOF, BAC Home Loans Servicing, L.P., has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 13, 2010.

STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument.

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Given under my hand and official seal on this July 13, 2010.

Notary Public  
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 5, 2011  
BONDED thru NOTARY PUBLIC UNDERWRITERS**

Total of Fees and Taxes-\$12.00



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**State of Alabama**  
**Jefferson County**

I, the Undersigned, as Judge of Probate Court in and for Jefferson County, Alabama, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office. Given under my hand and official seal, this the 14<sup>th</sup> day of Sept., 2010.

Alan L. King  
JUDGE OF PROBATE