



20101004000325650 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/04/2010 12:27:57 PM FILED/CERT

SEND TAX NOTICE TO:  
FANNIE MAE  
PO BOX 650043  
Dallas, TX 75265-0043

CM #: 161156

STATE OF ALABAMA )

COUNTY OF JEFFERSON )



20100927001073350 1/3  
**Bk: LR201008 Pg:4591**  
**Jefferson County, Alabama**  
I certify this instrument filed on:  
09/27/2010 03:43:55 PM FCD  
Judge of Probate- Alan L. King

CORRECTIVE FORECLOSURE DEED

This deed is correcting that certain foreclosure deed recorded in the Probate Office of Jefferson County in Book LR201006, Page 15970 to add the Jefferson County publication notice information and to include the omitted recording information of that certain assignment recorded in the Probate Office of Jefferson County in Book LR201003, Page 25634.

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 Book LR200716, Page 8356 and in the Office of the Judge of Probate of Shelby County in Instrument Number 20070829000407250, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in **Book LR201003, Page 25634 in Jefferson County** and by Instrument Number 20100430000133830 **in Shelby County** ("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 Shelby County, Alabama, in its issues of April 7, 2010, April 14, 2010 and April 21, 2010 **and also published in The Alabama Messenger, a newspaper of general circulation published in Jefferson County, Alabama, in its issues of March 31, 2010, April 7, 2010 and April 14, 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:

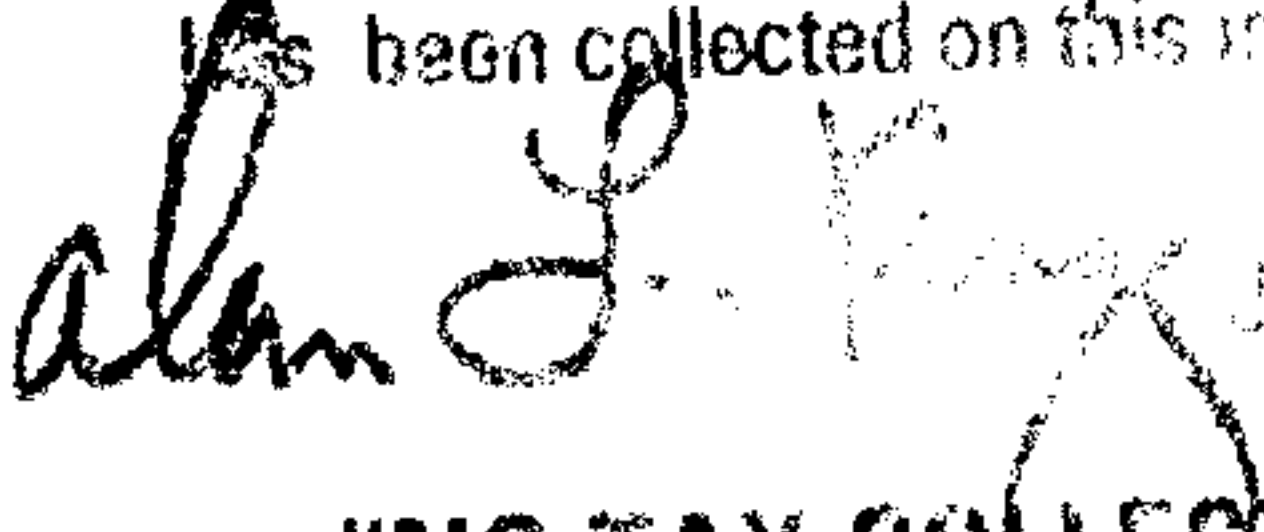
Lot 49, according to the Survey of Amended Map of Altadena Bend, Second Sector, as recorded in Map Book 102, Page 26, in the Probate Office of Jefferson County, Alabama, and recorded in Map Book 5, Page 131, in the Probate Office of Shelby County, Alabama.

  
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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 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 hand and seal on this 24<sup>th</sup> day of September, 2010.

STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument  
  
Judge of Probate  
**"NO TAX COLLECTED"**

BAC Home Loans Servicing, L.P.  
By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Michael Corvin, Member


STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this 24<sup>th</sup> day of September, 2010.

20100927001073350 3/3  
Bk: LR201008 Pg:4591  
Jefferson County, Alabama  
09/27/2010 03:43:55 PM FCD  
Fee - \$12.00

  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument prepared by  
Andy W. Saag, Esq.  
SIROTE & PERML  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

Total of Fees and Taxes-\$12.00  
HATCHERK

**My Commission Expires on**  
**January 17, 2012**