


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


20101013000339970 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/13/2010 12:27:39 PM FILED/CERT

CM #: 158553

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of March, 2003, Leonard Damron and Patrice Damron, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030401000193130, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20100402000099060, 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 March 24, 2010, March 31, 2010, and April 7, 2010; and

WHEREAS, on September 14, 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 Nelson as member of AMN Consulting, 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, BAC Home Loans Servicing, L.P., was the highest bidder and best bidder in the amount of One Hundred Forty-Three Thousand Five Hundred Seventy-One And 35/100 Dollars (\$143,571.35) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, L.P., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto BAC Home Loans Servicing, L.P., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at a crimped pipe corner that represents the Northeast corner of Lot 22, South Forty, as recorded in Map Book 11, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 02 degrees 48 minutes 11 seconds West along the Easterly property line of said Lot 22 a distance of 123.18 feet to a found rebar corner on the North margin of South Forty Road; Thence run South 87 degrees 11 minutes 49 seconds East along said margin of said Road a distance of 174.36 feet to the P.C. of a curve to the left having a central angle of 95 degrees 51 minutes 07 seconds and a radius of 25.00 feet; thence run along the arc of said curve an arc distance of 41.82 feet to the P. T. of said curve on the Westerly margin of County Highway No. 339; Thence run North 03 degrees 02 minutes 56 seconds West along the said westerly margin of said Highway 339 a distance of 153.37 feet to a steel corner; Thence run South 75 degrees 34 minutes 18 seconds West a distance of 192.22 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto BAC Home Loans Servicing, L.P. 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;



20101013000339970 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/13/2010 12:27:39 PM FILED/CERT

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 Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 14, 2010

BAC Home Loans Servicing, L.P.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, 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 on the day the same bears date 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 September 14, 2010

Jimmy Russell Brun
Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 30, 2014

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



20101013000339970 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/13/2010 12:27:39 PM FILED/CERT