

VA Form 26-40 (322)
JUNE, 1983. Use optional Section 1810,
Title 38 U.S.C. Acceptable to
Federal National Mortgage Association

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That CLYDE E. DUCKETT, JR. and PATRICIA A. DUCETT, Husband and Wife, did, on to-wit, June 11th, 2008, execute 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, which mortgage is recorded in Instrument No. 20080701000268170, et seq., in the Office of the Judge of Probate of Shelby County; which said mortgage was subsequently assigned to BAC Home Loans Servicing, LP by instrument recorded in Instrument No: 20100820000268710 of said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BAC Home Loans Servicing, LP did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of August 18th, August 25th and September 1st, 2010; and

WHEREAS, on September 30th, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Seventy Five Thousand, Three Hundred Fifty one dollars and 15/100, in the amount of (\$75,351.15) Dollars, which sum the said BAC Home Loans Servicing, LP offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **BAC HOME LOANS SERVCING, LP**; and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of \$75,351.15 Dollars, on the indebtedness secured by said mortgage, the said Clyde e. Duckett, Jr. and Patricia a. Duckett, acting by and through the said BAC Home Loans Servicing, LP by Marcus Clark, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BAC Home Loans Servicing, LP by Marcus Clark, as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Marcus Clark as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BAC HOME LOANS SERVICING, LP**, the following described real property situated in Shelby County, Alabama, to-wit:

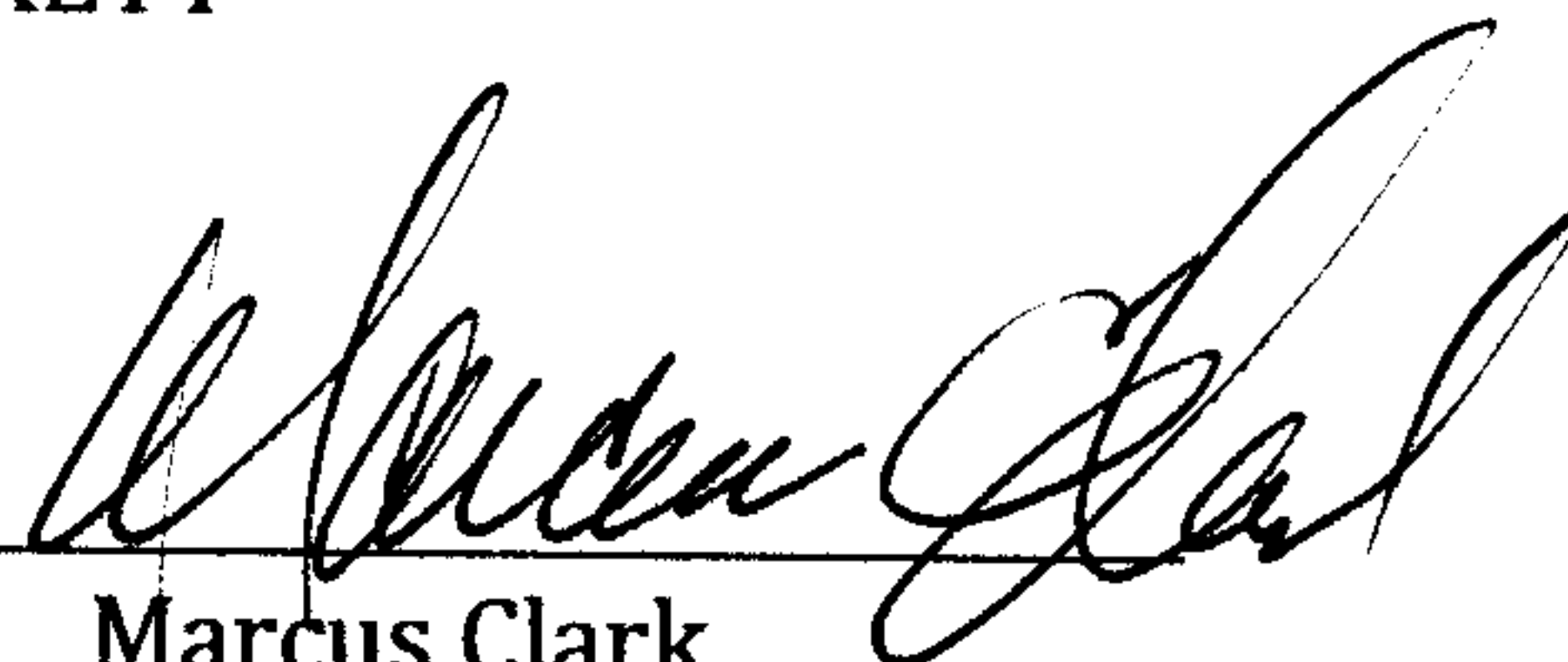
**LOTS 2 AND 3, IN BLOCK 1, ACCORDING TO THE MAP OF
DUNWAR ESTATES, AS RECORDED IN MAP BOOK 3, PAGE
154, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

TO HAVE AND TO HOLD the above described property unto **BAC HOME LOANS
SERVICING, LP**, 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 Clyde E.
Duckett, Jr. and Patricia A. Duckett, have hereunto set their hands and seals by their said
attorney-in-fact and auctioneer at said sale on this the 30th day of September, 2010.

BAC HOME LOANS SERVICING, LP and
CLYDE E. DUCKETT, JR. and PATRICIA A.
DUCKETT

BY:



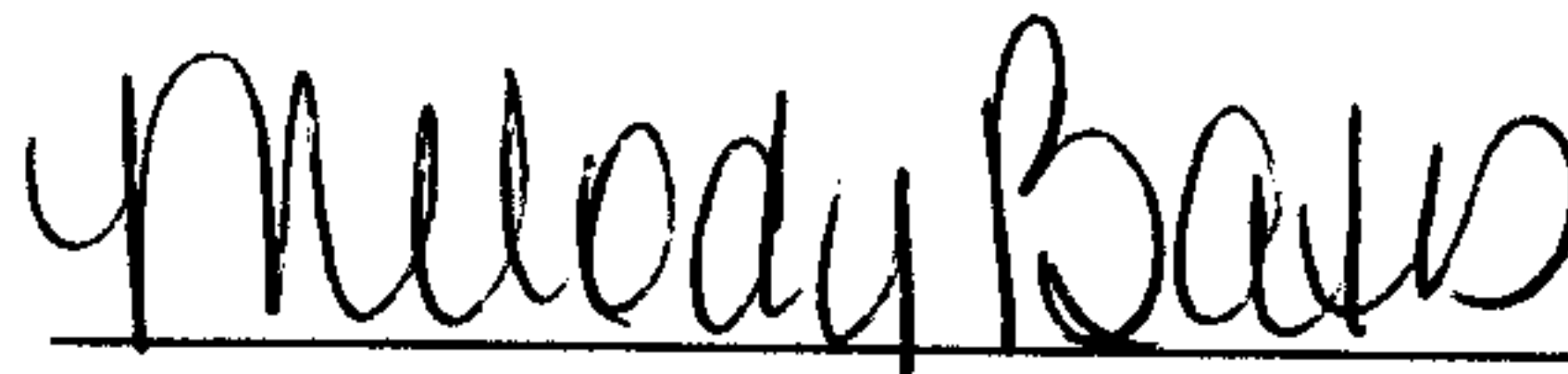
Marcus Clark

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 Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this
instrument voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 30th day of September, 2010.



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:
Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609