


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


20110127000029040 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/27/2011 01:57:53 PM FILED/CERT

CM #: 140535

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of June, 2005, Timothy C. Sumrall and Kathy F. Sumrall, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a 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 20050727000375720, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in Instrument Number 20091217000462030, 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 October 27, 2010, November 3, 2010, and November 10, 2010; and

WHEREAS, on January 11, 2011, 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

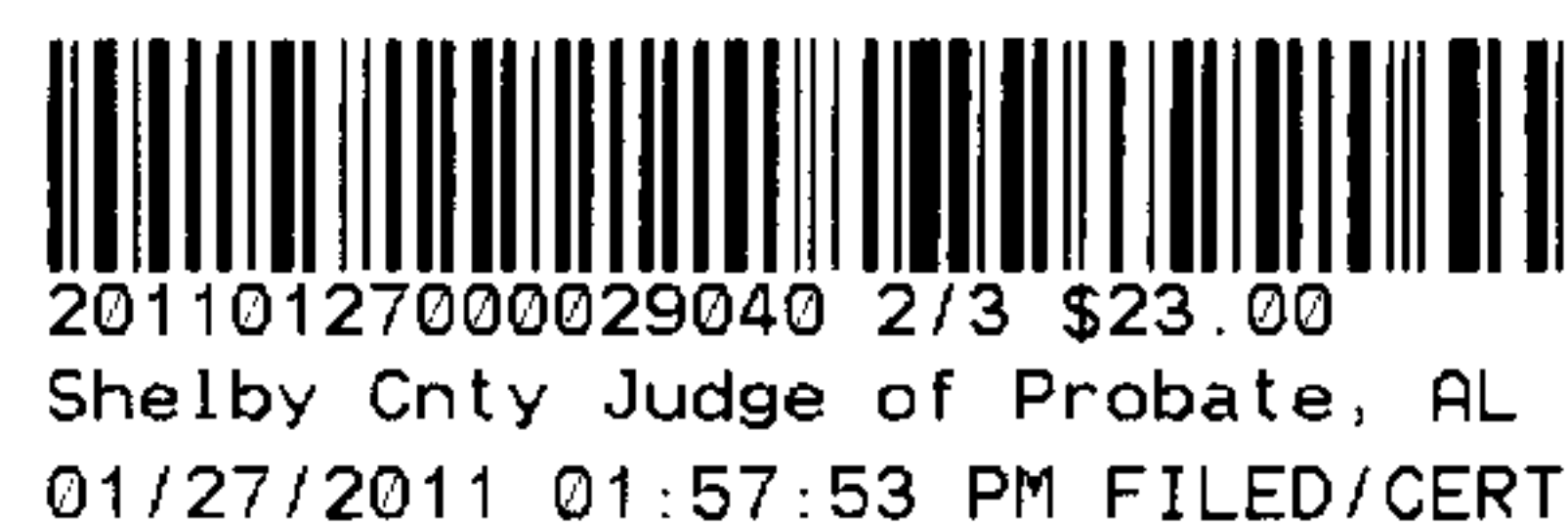
WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said BAC Home Loans Servicing, L.P.; and

WHEREAS, BAC Home Loans Servicing, L.P., was the highest bidder and best bidder in the amount of Eighty-Five Thousand Five Hundred And 00/100 Dollars (\$85,500.00) 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 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:

A part of the Northwest quarter of the Southwest quarter of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described in Deed Book 312, Page 491, as follows: From the SE corner of the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, go 358 degrees 28 minutes 01 seconds along the 1/4-1/4 line 219.31 feet for the point of beginning; thence continue on same line 583.80 feet to the South right of way of the Central of Georgia Railroad; thence 226 degrees 11 minutes 02 seconds along said right of way 279.24 feet; thence 178 degrees 26 minutes 01 seconds 566.67 feet; thence 128 degrees 19 minutes 17 seconds 72.25 feet; thence 89 degrees 15 minutes 15 seconds, 22.24 feet; thence 29 degrees 08 minutes 48 seconds; 252.85 feet to the point of beginning. Less and except the road right of way, and lying in the NW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama. Also: The following is a description of an easement for driveway and utility service purposes: A part of the NE 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the said 1/4-1/4 boundary 219.31 feet to a railroad spike in the center line of Shelby County Highway 101 and the point of beginning; thence continue along and with the West 1/4-1/4 boundary 132 feet to the Easterly edge of the asphalt driveway; thence Southeasterly 74.4 feet to a point on the centerline of Shelby County Highway 101 which is 100 feet Northeasterly of the point of beginning; thence Southwesterly along said highway center line 100 feet to the point of beginning.

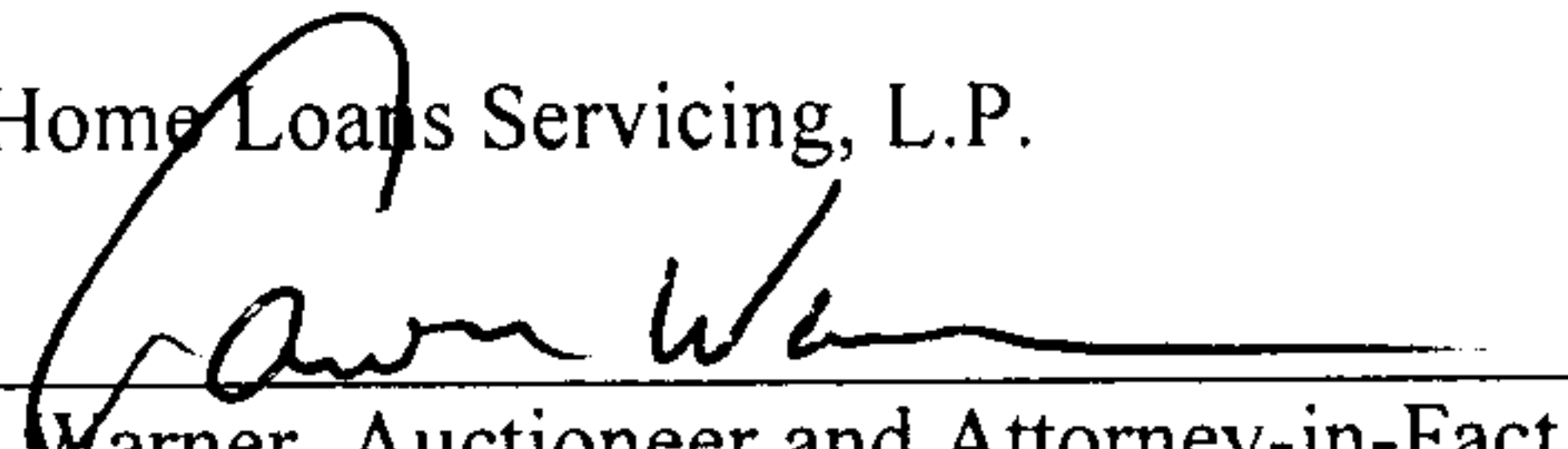
TO HAVE AND TO HOLD the above described property unto BAC Home Loans Servicing, L.P. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and 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 January 11, 2011

BAC Home Loans Servicing, L.P.

By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

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 January 11, 2011 -


Notary Public
My Commission Expires: **SEPTEMBER 11, 2012**

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


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