

STATE OF ALABAMA :

COUNTY OF SHELBY :

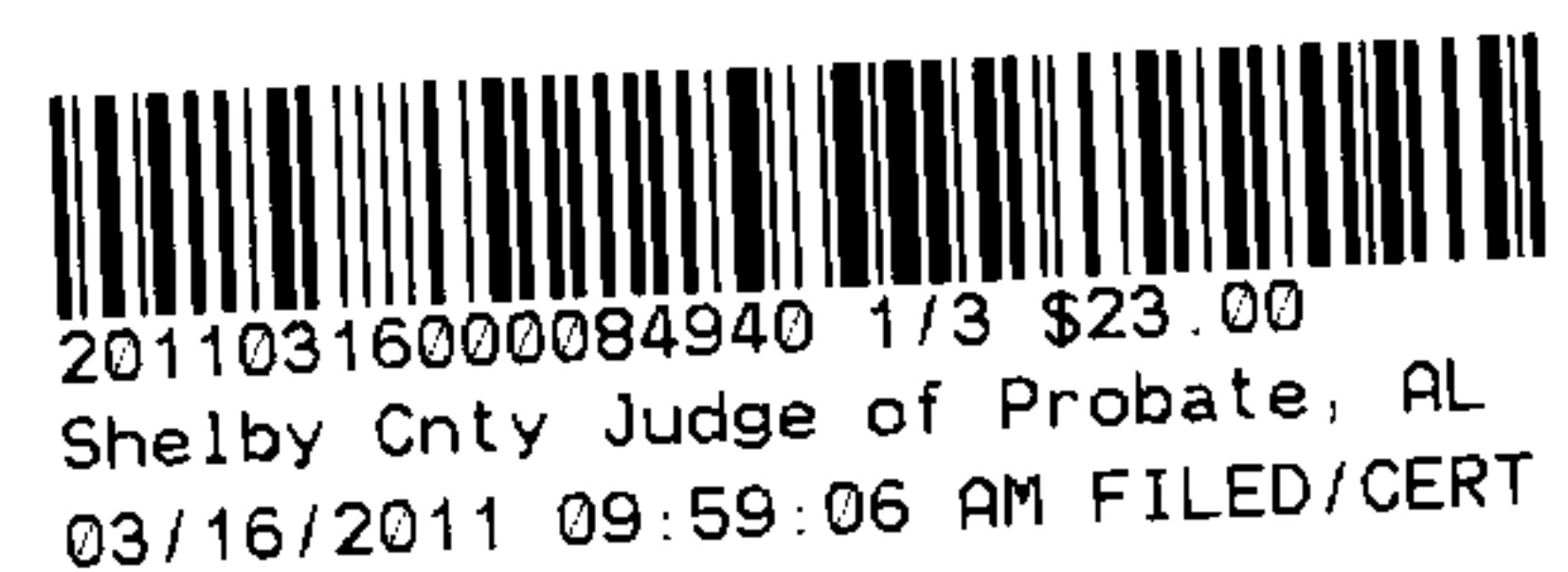
AUCTIONEER'S DEED

WHEREAS, JOE WHEELER AND WANDA WHEELER, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, COUNTRYWIDE HOME LOANS, INC., and Lender's successors and assigns, dated July 24, 2007, and recorded in Instrument No. 20070813000379900 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to BAC HOME LOANS SERVICING, LP, by instrument recorded in Instrument No. 20100504000136630 of said Probate Court records.

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door of Shelby County, Alabama, 112 N. Main Street, Columbiana, Alabama 35051, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on May 5th, 12th, and 19th, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of June 23rd, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of July 28th, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of October 6, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of November 3rd, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of November 17, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of December 29th, 2010; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of January 26, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 14th day of February, 2011, in front of the Courthouse door, Shelby County, Alabama, and the terms of the sale to be cash; and



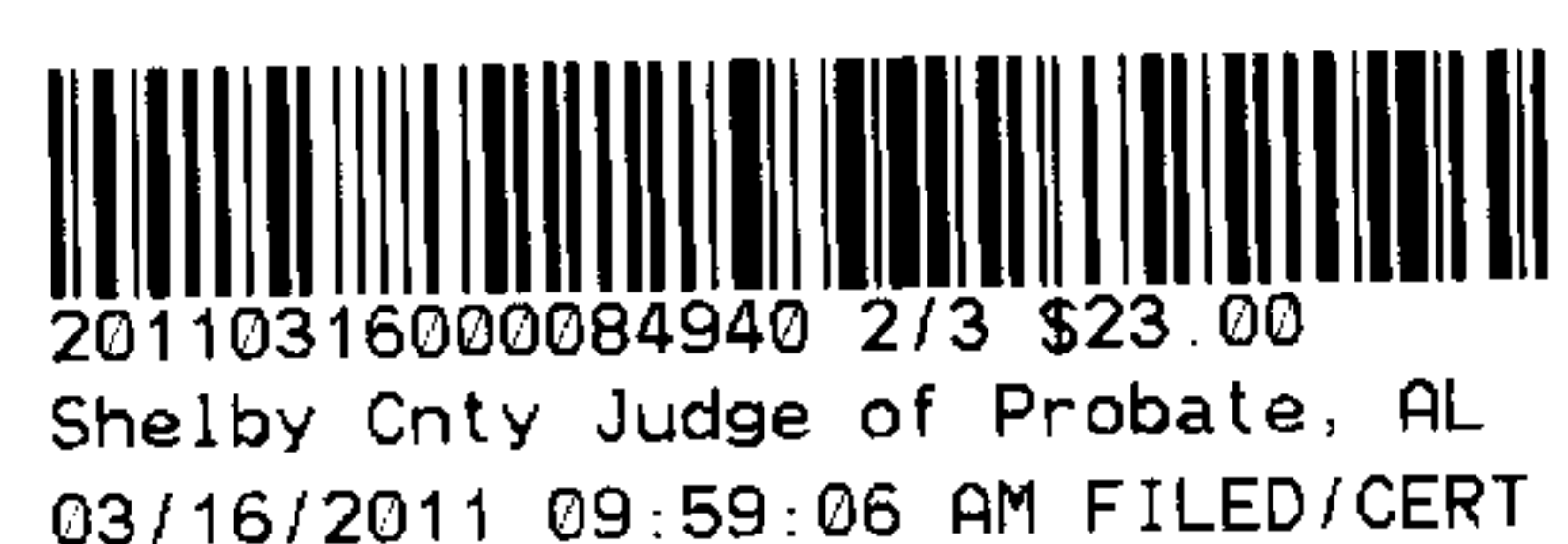
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 14th day of February, 2011, at the front door of the Courthouse in Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$314,000.04 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said BAC HOME LOANS SERVICING, LP by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, and JOE WHEELER AND WANDA WHEELER, by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO STEVE AND PATRICIA MERE, RECORDED IN INSTRUMENT NUMBER 1995-18450, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 47.56 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 109, AT THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 625.78 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE SOUTH 00 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 465 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST, A DISTANCE OF 624.58 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 109; THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 332.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT OF WAY, HAVING A RADIUS OF 1869.82, AN ARC DISTANCE OF 132.31 FEET TO THE POINT OF BEGINNING. THERE HEREIN DESCRIBED PARCEL CONTAINS 6.694 ACRES OF LAND.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said BAC HOME LOANS SERVICING, LP, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and JOE WHEELER AND WANDA WHEELER by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 14th day of February, 2011.




BAC HOME LOANS SERVICING, LP
And
JOE WHEELER AND
WANDA WHEELER

BY: 
MARCUS CLARK,
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **JOE WHEELER AND WANDA WHEELER**, and **BAC HOME LOANS SERVICING, LP**, 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, as such auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 14th day of February, 2011.



NOTARY PUBLIC, State at Large
My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee's Address:

5401 N. Beach Street
Ft. Worth, TX 76137

This Instrument Was Prepared By:

Beth McFadden Rouse
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Shelby Cnty Judge of Probate, AL
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