


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


20110328000096880 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/28/2011 03:48:51 PM FILED/CERT

CM #: 207663

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of September, 2002, Mary K. Born, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as 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 20021008000491300, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P., by instrument recorded in , 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 February 16, 2011, February 23, 2011, and March 2, 2011; and

WHEREAS, on March 14, 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 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, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Seventy-Two Thousand Four Hundred Sixty-Five And 91/100 Dollars (\$272,465.91) 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 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 Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 41.98 feet to the point of beginning; thence continue East along the South line of said 1/4-1/4 Section a distance of



435.00 feet; thence turn an angle of 88 degrees 44 minutes 33 seconds to the left and run a distance of 403.96 feet to the South margin of an easement for a drive; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run along said easement a distance of 163.00 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and continue along said easement a distance of 232.39 feet; thence turn an angle of 78 degrees 07 minutes to the left and run a distance of 109.16 feet; thence turn an angle of 16 degrees 58 minutes 30 seconds to the left and run a distance of 344.01 feet to the point of beginning. Situated in the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West, Shelby County, Alabama. Also, an easement of ingress and egress to the above described property for driveway which shall run with the land: Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 476.98 feet; thence turn an angle of 88 degrees 44 minutes 33 seconds to the left and run a distance of 403.96 feet to the point of beginning; thence continue in the same direction a distance of 25.17 feet; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run a distance of 161.58 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and run a distance of 224.27 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the right and run a distance of 112.97 feet to the Southeast right of way of Shelby County Highway Number 41; thence turn an angle of 71 degrees 00 minutes to the left and run along said Highway right of way a distance of 26.44 feet; thence turn an angle of 109 degrees 00 minutes to the left and run a distance of 125.32 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the left and run a distance of 232.39 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the left and run a distance of 163.00 feet to the point of beginning. Being situated in the N 1/2 of the SW 1/4, Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

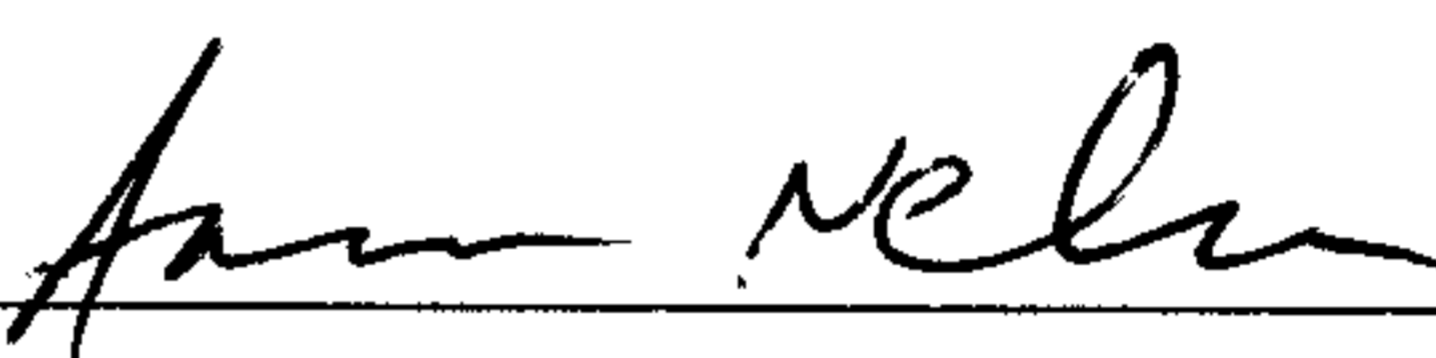
TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in 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 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 March 14, 2011.

BAC Home Loans Servicing, L.P.

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

By: 
— 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 March 14, 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

