


AUCTIONEER'S DEED

  
20110502000130330 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/02/2011 10:46:26 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, ELLEN TEETS, a single woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Heritage Bank, and Lender's Successors and Assigns on the 25th day of June, 2004 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20040701000362540, 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. 20110111000009990 of said Probate Court records; and

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 in the City of Columbiana, County of Shelby, Alabama, 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 a newspaper 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 January 5th, January 12th and January 19th, 2011; which said 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 February 23rd, 2011; which said 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 March 23rd, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 31st day of March, 2011, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, 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 31st day of March, 2011, at the front door of the Courthouse of 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 **\$68,104.03** 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 Ellen Teets 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:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 South, Range 2 West; thence run West along the South Quarter Quarter line, a distance of 420.0 feet to the point of beginning; thence continue last course, a distance of 155.0 feet; thence turn right 86 degrees 36 minutes, and run Northerly a distance of 210.0 feet; thence turn right 91 degrees 24 minutes, and run East a distance of 155.0 feet; thence turn right 88 degrees 36 minutes and run Southerly a distance of 210 feet to the point of beginning.

ALSO an easement 8 feet wide adjacent to and North of the above parcel, together with a right of way for ingress and egress and utilities between the above described parcel and the public road.



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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; 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, and any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said BAC Home Loans Servicing, LP, and Ellen Teets, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 31st day of March, 2011.

BAC HOME LOANS SERVICING, LP and  
ELLEN TEETS

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 attorney-in-fact and auctioneer for BAC Home Loans Servicing, LP, and Ellen Teets 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 attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 31st day of March, 2011.

Melody Batts

NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee's address:

5401 N. Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
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