

STATE OF ALABAMA :
COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, **DEMETRIO VASCONCELOS LOPEZ AND GERMAN DANIEL HIDALGO**, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, Countrywide Bank, FSB, and Lender's successors and assigns, dated December 14, 2007, and recorded in Instrument No. 20071226000577070 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. 20101214000419240 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, 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 August 4th, 11th, 18th, 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 September 22nd, 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 December 1st, 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 February 2nd, 2011; 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 March 9th, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 19th day of April, 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 19th day of April, 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

\$266,547.74 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 DEMETRIO VASCONCELOS LOPEZ AND GERMAN DANIEL HIDALGO, 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:

**LOT 111, ACCORDING TO THE PLAT OF THE LAKES AT HIDDEN FOREST, PHASE 1,
AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.**

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 DEMETRIO VASCONCELOS LOPEZ AND GERMAN DANIEL HIDALGO by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 19th day of April, 2011.

**BAC HOME LOANS SERVICING, LP
And
DEMETRIO VASCONCELOS LOPEZ
And
GERMAN DANIEL HIDALGO**

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 **DEMETRIO VASCONCELOS LOPEZ AND GERMAN DANIEL HIDALGO**, 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 19th day of April, 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:
William S. McFadden, Esq.
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
251-342-9172