


SEND TAX NOTICE TO:  
RBC Bank (USA)  
P. O. Box 2155  
Rocky Mount, NC 27802-2155

  
20110607000167560 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/07/2011 02:31:53 PM FILED/CERT

CM #: 162571

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of September, 2008, Robert A. Miller, an unmarried person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for RBC Bank (USA), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081009000400030, along with Loan Modification Agreement recorded in Instrument Number 20110325000094580, said mortgage having subsequently been transferred and assigned to RBC Bank (USA), by instrument recorded in Instrument Number 20100513000150630, 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 RBC Bank (USA) 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 April 27, 2011, May 4, 2011, and May 11, 2011; and

WHEREAS, on May 23, 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 RBC Bank (USA) 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 RBC Bank (USA); and

WHEREAS, RBC Bank (USA), was the highest bidder and best bidder in the amount of One Hundred Three Thousand Two Hundred And 00/100 Dollars (\$103,200.00) on the indebtedness secured by said mortgage, the said RBC Bank (USA), by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto RBC Bank (USA), all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 192, according to the Survey of Amended Map of Phase II  
Weatherly Warwick Village Sector 17 as recorded in Map Book 22, Page  
67, Shelby County, Alabama Records.

TO HAVE AND TO HOLD the above described property unto RBC Bank (USA) 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, RBC Bank (USA), has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

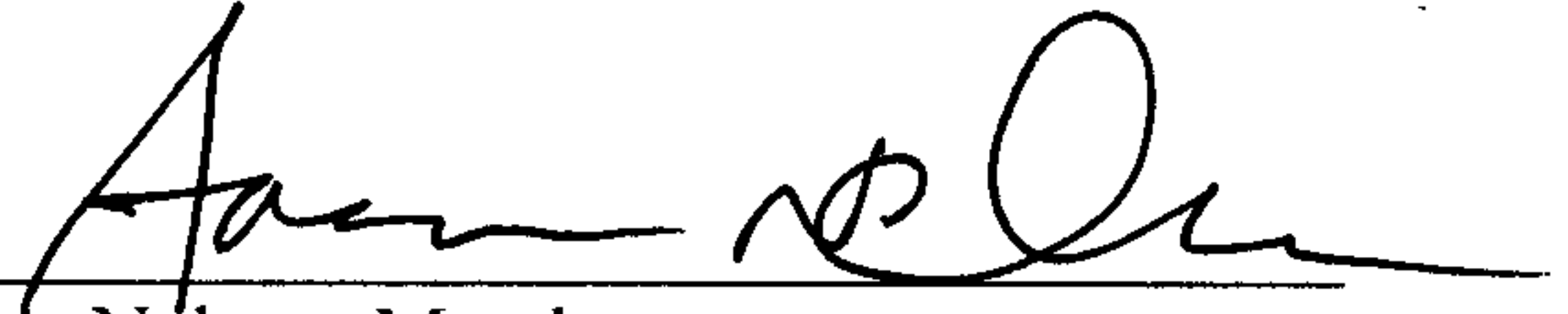


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RBC Bank (USA)

By: AMN Consulting, LLC

Its: Auctioneer

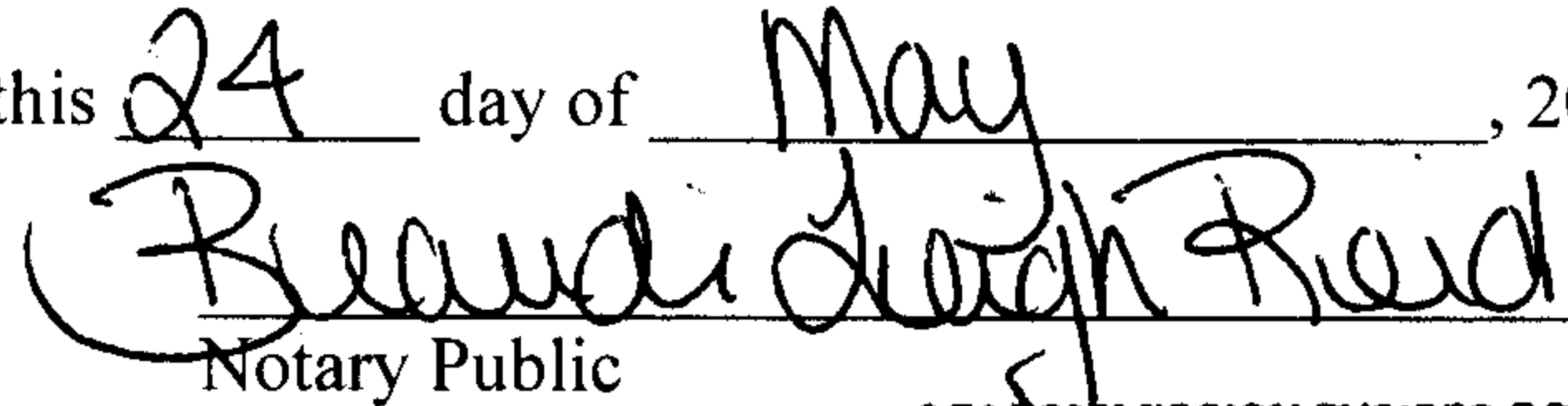
By:   
Aaron Nelson, Member

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 for RBC Bank (USA), 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 for said Transferee.

Given under my hand and official seal on this 24 day of May, 2011

  
Notary Public

My Commission Expires.

**MY COMMISSION EXPIRES OCTOBER 28, 2014**

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



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