


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


20110630000189690 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/30/2011 10:06:31 AM FILED/CERT

CM #: 120247

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of October, 2006, Scott Johnson, a married man, and Tori Johnson, his wife, executed that certain mortgage on real property hereinafter described to BancorpSouth Bank, State Chartered Institution, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061012000506670; corrected by scrivener's affidavit recorded in Instrument No. 2007031500016980, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument Number 20090428000154550, 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, LP f/k/a Countrywide Home Loans Servicing, LP 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 March 16, 2011, March 23, 2011, and March 30, 2011; and

WHEREAS, on June 6, 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, LP f/k/a Countrywide Home Loans Servicing, LP 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, LP f/k/a Countrywide Home Loans Servicing, LP; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Ninety-Four Thousand Eight Hundred And 00/100 Dollars (\$194,800.00) on the indebtedness secured by said mortgage, the said BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, 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 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:

Commencing at a rebar at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, thence South 6 degrees 50 minutes 18 seconds West a distance of 1966.54 feet to a point; thence South 88 degrees 17 minutes 17 seconds East a distance of 261.88 feet to a point, which is the Point of Beginning; thence North 1 degree 29 minutes 35 seconds West a distance of 187.99 feet to a point; thence North 89 degrees 58 minutes 42 seconds East a distance of 491.07 feet to a point; thence South 50 degrees 15 minutes 18 seconds East a distance of 328.32 feet to a point; thence South 88 degrees 17 minutes 17 seconds East a distance of 300.03 feet to a point; thence South 1 degree 42 minutes 43 seconds West a distance of 100 feet down the Eastern ROW of Shelby County Road 71 to a point; thence North 88 degrees 17 minutes 17 seconds West a distance of 1033.35 feet to a point; thence North 1 degree 30 minutes 37 seconds West a distance of 99.89 feet; to the point and place of Beginning.



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, LP f/k/a Countrywide Home Loans Servicing, LP, 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.

BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP

By: AMN Consulting, LLC
Its: Auctioneer

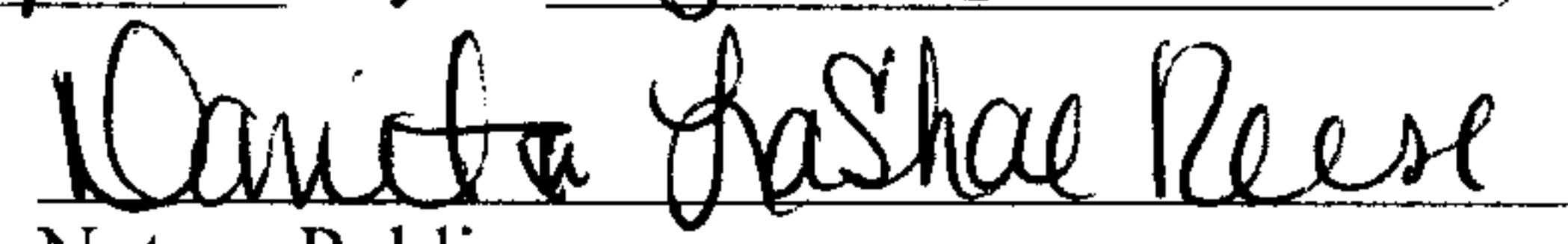
By: 
Aaron Nelson, Member

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 BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, 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 14th day of June, 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

