

## AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, JASON D. SEALES and CHRISTIANE SEALES executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting as nominee for Lender, Colonial Bank, N.A., and Lender's Successors and Assigns on the 20th day of November, 2007 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20071127000539030 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 n/k/a Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, LP by instrument recorded in Instrument No. 20110609000170140 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 November 3rd, November 10th and November 17th, 2010; 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 December 29th, 2010; 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 9th, 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 May 11th, 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 June 29th, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 11th day of July, 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 11th day of July, 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 \$315,092.51 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 Bank of America, N.A., by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Jason D. Seales and Christiane Seales 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:

Begin at the Southwest corner of Section 13, Township 18 South, Range 1 East, thence run North 89 degrees 10 minutes 33 seconds East, along the South line of said Section for 1283.96 feet to a found 5/8" rebar situated on the Westerly right of way of Alabama Highway No. 25, said point being situated on a curve to the left having a radius of 2361.89, thence run along the arc of said curve for 376.53 feet to a 1/2"



rebar, thence run South 89 degrees 10 minutes 33 seconds West for 260.00 feet to a 1/2" rebar, thence run South 85 degrees 55 minutes 45 seconds West for 953.35 feet to a 1/2" rebar on the West line of said Section 13, thence run South 0 degrees 02 minutes 28 seconds East for 316.00 feet to the Point of Beginning. Situated in 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; 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 Bank of America, N.A., and Jason D. Seales and Christiane Seales, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 11th day of July, 2011.

BANK OF AMERICA, N.A. and  
JASON D. SEALES and CHRISTIANE SEALES

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 Bank of America, N.A., and Jason D. Seales and Christiane Seales 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 11th day of July, 2011.

\_\_\_\_\_  
Melody Rouse

NOTARY PUBLIC

My Commission Expires: 7/27/11

Grantee's address:

5401 N. Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
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