


AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20110815000240550 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/15/2011 03:26:16 PM FILED/CERT

WHEREAS, MARY DAVIS, a married woman, and KEVIN M. DAVIS, married executed a mortgage to Bank of America, N.A. on the 12th day of July, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20050830000447460, of the records in the Office of the Judge of Probate, Shelby County, Alabama; 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 February 2nd, February 9th and February 16th, 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 April 13th, 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 18th, 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 July 6th, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 27th 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 27th 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 **\$100,614.03** 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 Bank of America, N.A., by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Mary Davis and Kevin M. Davis 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:

**"SEE ATTACHED EXHIBIT A"**

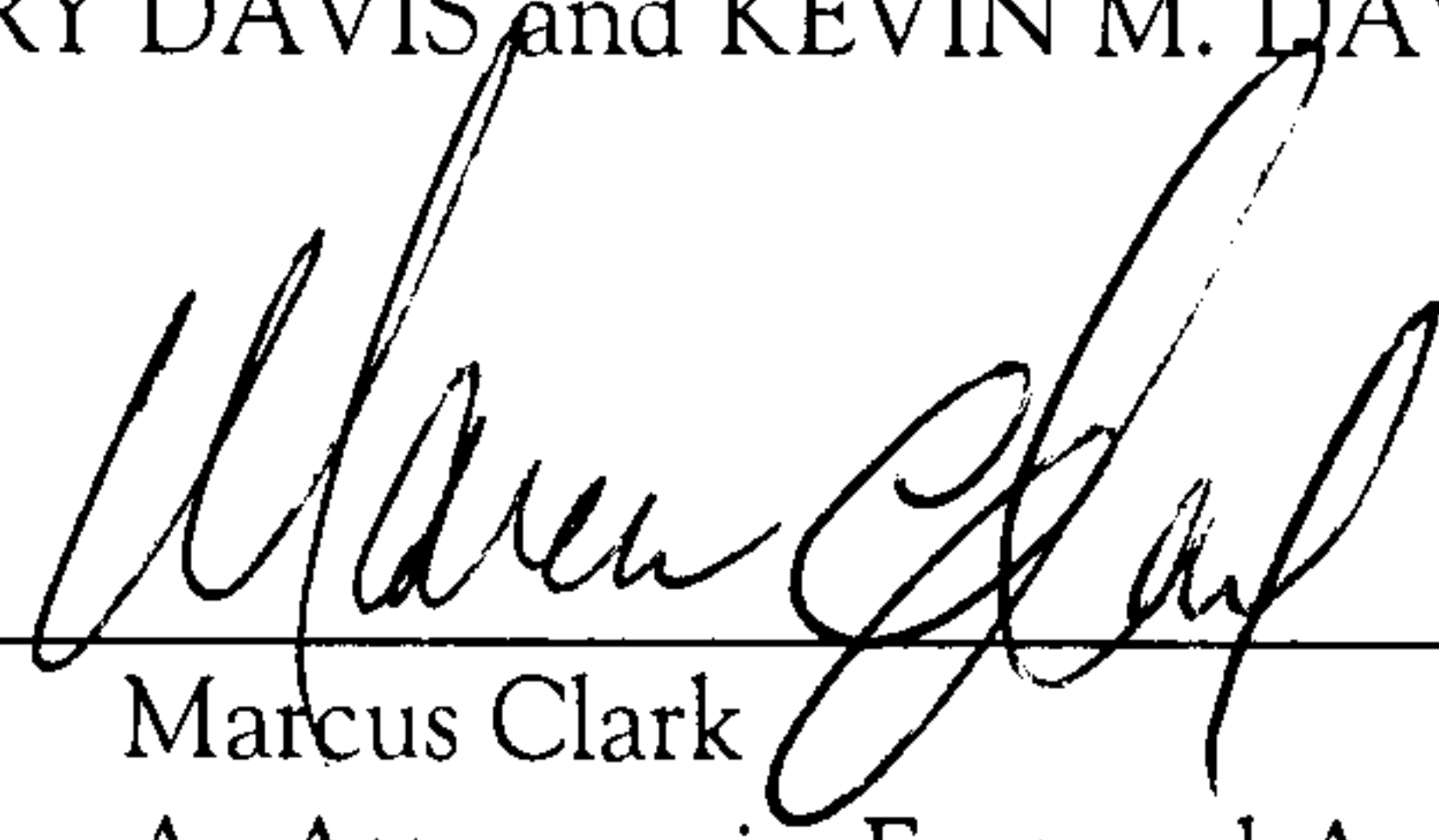
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, the purchaser at said sale, its successors and assigns, forever; 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 Mary Davis and Kevin M. Davis, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 27th day of July, 2011.

BANK OF AMERICA, N.A. and  
MARY DAVIS and KEVIN M. DAVIS

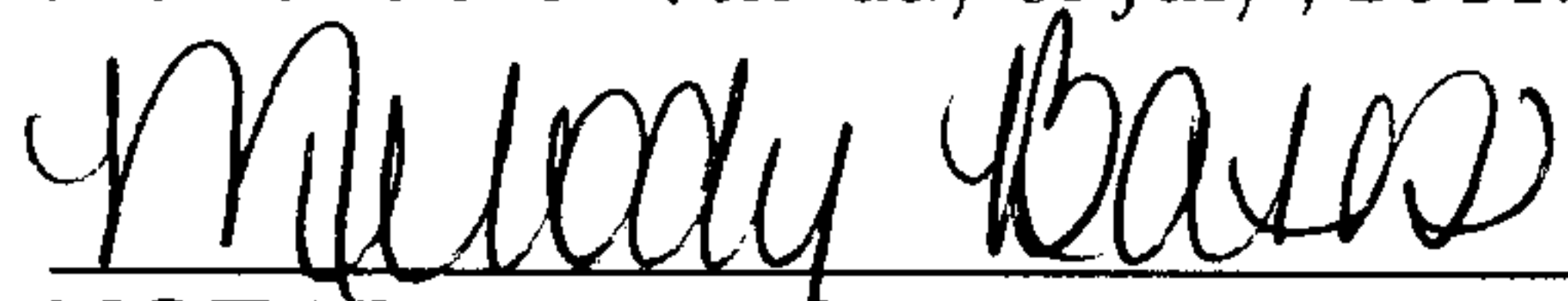
BY:

  
\_\_\_\_\_  
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 Mary Davis and Kevin M. Davis 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 27th day of July, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7/29/13

Grantee's address:

5401 N. Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172



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“EXHIBIT A”

FROM THE NORTHEAST CORNER OF THE NE 1/4-SE1/4 OF SECTION 26,  
TOWNSHIP 19

SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA PROCEED NORTH  
89 DEGREES 36 MINUTES 47 SECONDS WEST ALONG THE NORTH  
BOUNDARY OF SAID NE1/4-SE1/4 FOR A DISTANCE OF 987.25 FEET TO A  
POINT IN THE CENTER OF A COUNTY PAVED ROAD; THENCE SOUTH 59  
DEGREES 07 MINUTES 53 SECONDS EAST ALONG THE CENTER OF SAID  
HIGHWAY FOR 78.58 FEET TO THE POINT OF BEGINNING OF HEREIN  
DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF  
BEGINNING CONTINUE ALONG THE CENTER OF SAID HIGHWAY THE  
FOLLOWING COURSES; THENCE SOUTH 68 DEGREES 14 MINUTES 23  
SECONDS EAST 203.99 FEET; THENCE SOUTH 72 DEGREES 45 MINUTES 42  
SECONDS EAST 169.67 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 30  
SECONDS EAST 118.02 FEET; THENCE SOUTH 72 DEGREES 16 MINUTES 09  
SECONDS EAST 200.60 FEET; THENCE SOUTH 56 DEGREES 02 MINUTES 29  
SECONDS EAST 157.64 FEET; THENCE SOUTH 39 DEGREES 06 MINUTES 19  
SECONDS EAST 104.91 FEET; THENCE SOUTH 26 DEGREES 23 MINUTES 59  
SECONDS EAST 78.63 FEET; THENCE SOUTH 16 DEGREES 49 MINUTES 11  
SECONDS EAST 59.84 FEET; THENCE SOUTH 6 DEGREES, 50 MINUTES 9  
SECONDS EAST 72.16 FEET TO THE POINT OF INTERSECTION WITH THE  
CENTER OF SAID HIGHWAY AND THE EAST BOUNDARY OF THE  
AFOREMENTIONED NE1/4 SE1/4; THENCE SOUTH 0 DEGREES 35 MINUTES  
18 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID NE1/4-SE1/4  
AND THE CENTER OF SAID HIGHWAY FOR 171.08 FEET; THENCE SOUTH  
81 DEGREES 24 MINUTES 19 SECONDS WEST FOR 1212.95 FEET; THENCE  
19 DEGREES 55 MINUTES 01 SECONDS WEST 232.13 FEET; THENCE  
NORTH 0 DEGREES 28 MINUTES 56 SECONDS EAST 686.50 FEET; THENCE  
SOUTH 89 DEGREES 36 MINUTES 18 SECONDS EAST 134.76 FEET; THENCE  
NORTH 80 DEGREES 21 MINUTES 28 SECONDS EAST 229.50 FEET, BACK  
TO THE POINT OF BEGINNING, CONTAINING 21.00 ACRES.

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26 T19S-R2E, SHELBY  
COUNTY ALABAMA