


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024


20111006000297980 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
10/06/2011 01:54:04 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of December, 2005, Robert Kiinstler, a/k/a Robert J. Kunstler, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051229000669460, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loan Servicing L.P., by instrument recorded in Instrument No. 20110623000183410, 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 Bank of America, N.A., as successor by merger to BAC 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 July 27, 2011, August 3, 2011, and August 10, 2011; and

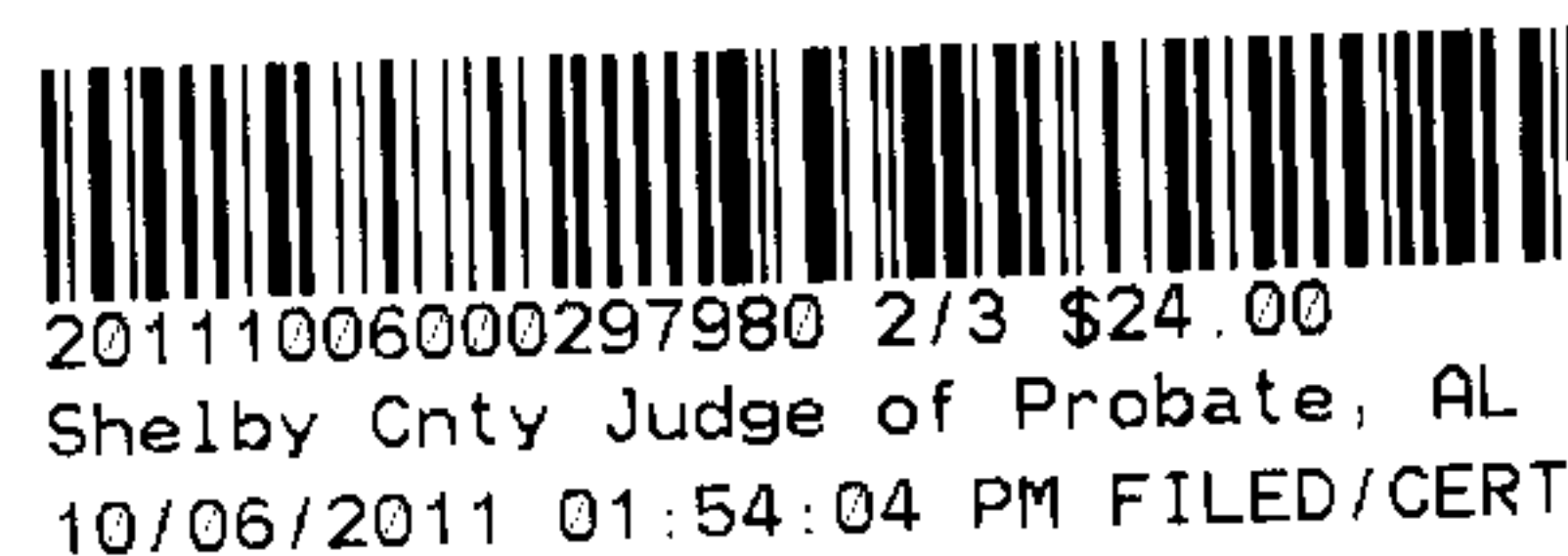
WHEREAS, on September 28, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Cynthia Williams was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Eighty Thousand And 00/100 Dollars (\$80,000.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, by and through Cynthia Williams as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A plot of land situated in the South 20 acres of the NE1/4 of the SW 1/4 of Section 8, Township 21 South, Range 3 West, of the Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at a point 210 feet East from the Southwest Corner of the NE 1/4 of the SW 1/4 of Section 8 Township 21 South, Range 3 West and run East along the South boundary line of the said 1/4 1/4 a distance of 279.38 feet; thence from this point run Northerly 676.50 feet; thence run Westerly a distance of 489.38 feet to the West boundary line of the said 1/4 1/4; thence run Southerly a distance of 466.50 feet; thence run Easterly 210.0 feet; thence run Southerly 210.0 feet to the point of beginning.



TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, has caused this instrument to be executed by and through Cynthia Williams, as auctioneer conducting said sale for said Transferee, and said Cynthia Williams, as said auctioneer, has hereto set his/her hand and seal on this 29 day of September 2011.

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Bank of America, N.A., as successor by merger
to BAC Home Loans Servicing, LP

By:

Cynthia Williams, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Williams, acting in his/her capacity as auctioneer for Bank of America, N.A., as successor by merger to BAC 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/she, as such auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 29 day of September, 2011.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

This instrument prepared by:

Andy Saag

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727

