


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

  
20111228000393740 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/28/2011 02:56:23 PM FILED/CERT

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of February, 2007, Kerry R. Shannon aka Kerry Rex Shannon and Barbara C. Shannon, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070228000091560, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument Number 20090408000130120, 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 f/k/a Countrywide Home Loans Servicing, L.P. 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



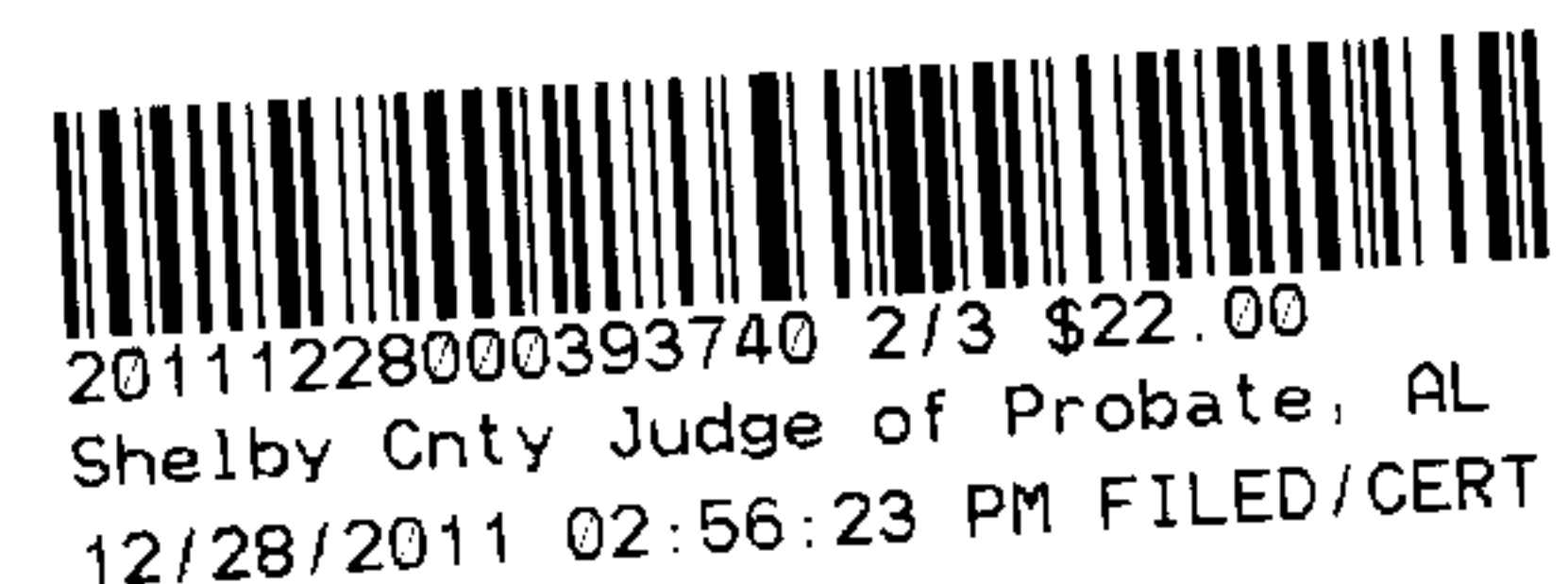
Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 30, 2011, December 7, 2011, and December 14, 2011; and

WHEREAS, on December 19, 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 f/k/a Countrywide Home Loans Servicing, L.P. 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 Auctioneering, LLC 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 f/k/a Countrywide Home Loans Servicing, L.P.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Fifty-Two Thousand And 00/100 Dollars (\$152,000.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P., by and through Aaron Nelson as member of AMN Auctioneering, LLC 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 parcel of land in the South 1/2 of the Northwest 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 19 South, Range 1 West, and run in a Westerly direction along the South line of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 for 1962.44 feet to a point in the of Dunnavant Road; thence 118 degrees 23 minutes right along the centerline of Dunnavant Road for 118.79 feet to a point; thence 12 degrees 05 minutes right and continue along the last described course for 324.13 feet to a point; thence 18 degrees 03 minutes left and continue along the last stated course for 169.75 feet to a point on the Southerly line of a 60 foot right of way for a county road; (Dunnavant Valley Cove); thence 7 degrees 05 minutes 30 seconds left and continue along the last stated course for 60.38 feet to the point of beginning of the property herein described; thence continue along the last state course for 253.71 feet to a point; thence 84 degrees 01 minutes 40 seconds right and run in an Easterly direction for 444.77 feet to a point on the Northerly right of way of a county road (Dunnavant Valley Cove); thence 134 degrees 51 minutes 25 seconds right in a Southwesterly direction and along said right of way (Dunnavant Valley Cove) for 192.7 feet to a point; thence 29 degrees 14 minutes 56 seconds right and continue along said right of way (Dunnavant Valley Cove) for 67.63 feet to a point; thence 14 degrees 26 minutes 03 seconds left and continue along said right of way (Dunnavant Valley Cove) for 191.10 feet to a point; thence 29 degrees 52 minutes 04 seconds right and continue along said right of way





(Dunnavant Valley Cove) for 83.21 feet to the point of beginning herein described.

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 f/k/a Countrywide Home Loans Servicing, L.P., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 20 day of Dec, 2011.

Bank of America, N.A. as successor by merger to  
BAC Home Loans Servicing, LP f/k/a Countrywide  
Home Loans Servicing, L.P.

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Aaron Nelson, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

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 Auctioneering, LLC acting in its capacity as auctioneer for Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P., 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 20 day of December, 2011  
[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014



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