

AUCTIONEER'S DEED

20120123000026240 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
01/23/2012 11:25:49 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, SUSAN D. FLOYD, an unmarried woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Hometown Mortgage Services, Inc., and Lender's Successors and Assigns on the 20th day of February, 2008 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20080227000079950, 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. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument No. 20110729000221510 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 October 27th, November 3rd and November 10th, 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 8th, 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 February 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 April 6th, 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 27th, 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 August 31st, 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 November 16th, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 5th day of January, 2012, 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 5th day of January, 2012, 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 **BANK OF AMERICA, N.A. SUCCESSORY BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$132,696.18** 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. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Susan D. Floyd 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 **BANK OF AMERICA, N.A. SUCCESSORY BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Part of Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 1, and run in an easterly direction along the South line of said East Half of the Southeast Quarter of the Northwest Quarter of said Section 1, for a distance of 157.5 feet to an existing nail; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northerly direction for a distance of 105.0 feet to an existing nail; thence turn an angle to the left of 90 degrees 00 minutes and run in a Westerly direction for a distance of 41.18 feet to an existing nail; thence turn an angle to the right of 89 degrees 58 minutes and run in a Northerly direction for a distance of 272.48 feet to an existing iron pin, being on the south right of way line of Blue Springs-Wilsonville Highway; thence turn an angle to the left of 57 degrees 03 minutes 37 seconds and run in a Northwesterly direction along the southwest right of way line of said Blue Springs-Wilsonville Highway for a distance of 21.61 feet to an existing nail; thence turn an angle to the right of 2 degrees 11 minutes 06 seconds and run in a Northwesterly direction along the Southwest right of way line of said Blue Springs-Wilsonville Highway for a distance

of 66.92 feet to an existing nail; thence turn an angle to the right of 3 degrees 19 minutes and run in a Northwesterly direction along said Southwest right of way line of said Blue-Springs-Wilsonville Highway for a distance of 55.47 feet to an existing nail; thence turn an angle to the left of 128 degrees 26 minutes 37 seconds and run in a Southerly direction for a distance of 321.23 feet to an existing nail; thence turn an angle to the right of 90 degrees 02 minutes and run in a Westerly direction for a distance of 51.0 feet to an existing nail; thence turn an angle to the left of 90 degrees 02 minutes and run in a Southerly direction for a distance of 141.0 feet to an existing nail; thence turn an angle to the left of 89 degrees 58 minutes and run in a Easterly direction for a distance of 51.0 feet, more or less, to the point of beginning, being 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 **BANK OF AMERICA, N.A. SUCCESSORY BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP**, 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. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, and Susan D. Floyd, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 5th day of January, 2012.

BANK OF AMERICA, N.A. SUCCESSORY BY MERGER TO
BAC HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING, LP and
SUSAN D. FLOYD

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. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, and Susan D. Floyd 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 5th day of January, 2012.

Murray Ballou
NOTARY PUBLIC
My Commission Expires: 7/29/15

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