


SEND TAX NOTICE TO:
Gavel Down Investments, LLC
1619 Ridge Road
Birmingham, Alabama 35209


20120227000068130 1/3 \$143.50
Shelby Cnty Judge of Probate, AL
02/27/2012 12:31:10 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of April, 2007, Dianne K. Manning, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070503000206090, said mortgage having subsequently been transferred and assigned to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument 20111026000319450, 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. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide 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 December 7, 2011, December 14, 2011, and December 21, 2011; and



WHEREAS, on February 21, 2012, 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. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide 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

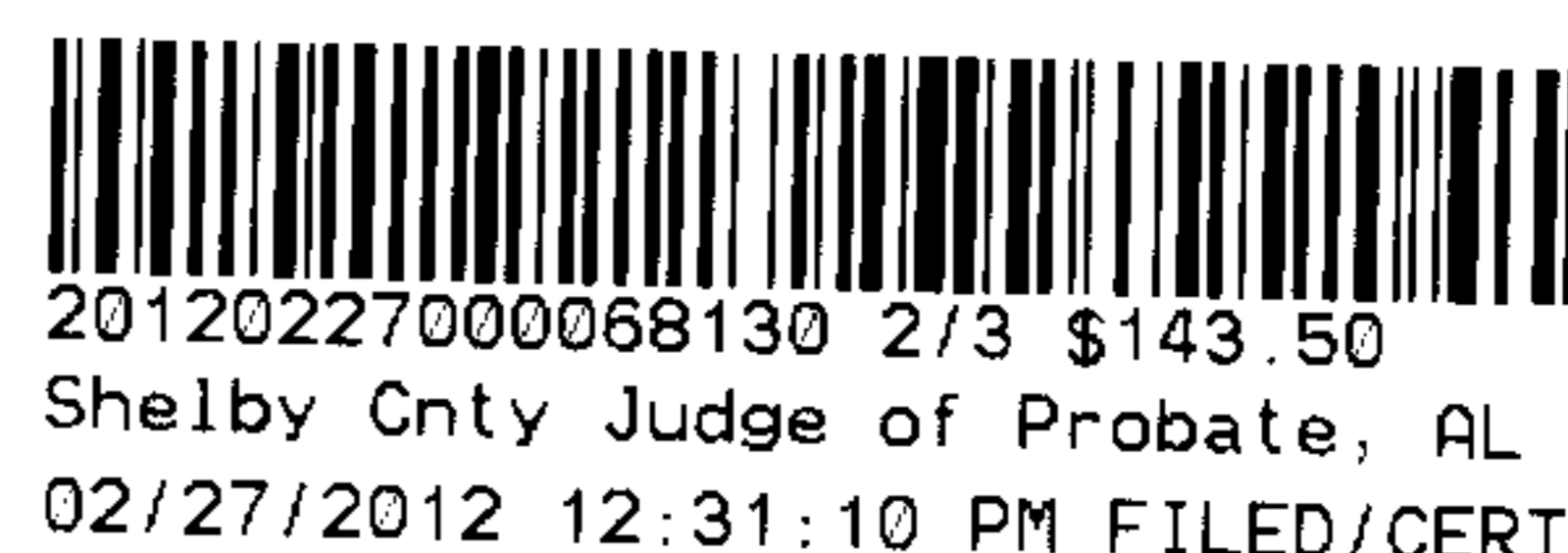
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP; and

WHEREAS, Gavel Down Investments, LLC was the highest bidder and best bidder in the amount of One Hundred Twenty Thousand Four Hundred Fifty And 00/100 Dollars (\$120,450.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Gavel Down Investments, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Gavel Down Investments, LLC, 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. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, 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 22 day of Feb, 2012.

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

By: AMN Auctioneering, LLC
Its: Auctioneer

By: *Aaron Nelson*
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. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide 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, 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 22 day of Feb, 2012

Heather Marie Whitlock
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 11, 2012


20120227000068130 3/3 \$143.50
Shelby Cnty Judge of Probate, AL
02/27/2012 12:31:10 PM FILED/CERT

Shelby County, AL 02/27/2012
State of Alabama
Deed Tax: \$120.50

