

AUCTIONEER'S DEED

20120418000132760 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/18/2012 10:57:43 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, RALPH BOYD EDDINGS, a Single Man executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, GMFS, LLC, and Lender's Successors and Assigns on the 8th day of December, 2006 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070620000289050, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP by instrument recorded in Instrument No. 20110418000117780 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 November 2nd, November 9th and November 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 December 28th, 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 February 29th, 2012; fixing the time of the sale of said property to be during the legal hours of sale on the 9th day of April, 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 9th day of April, 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.** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$170,038.64** 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 Ralph Boyd Eddings 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.**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Beginning at the Northwest corner of Section 8, Township 22 South, Range 1 East, run South along the West boundary of said Section, a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet, thence left 89 degrees 00 minutes a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150 feet to the Point of Beginning, situated in the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section 8, Township 22 South, Range 1 East, 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.**, 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 Ralph Boyd Eddings, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 9th day of April, 2012.

BANK OF AMERICA, N.A. and  
RALPH BOYD EDDINGS

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 Ralph Boyd Eddings 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 9<sup>th</sup> day of April, 2012.

Melody Rouse

NOTARY PUBLIC

My Commission Expires: 7/29/13

Grantee's address:

5401 N. Beach Street  
Ft. Worth, TX 76137



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This instrument prepared by:

Beth McFadden Rouse  
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