


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20120504000157220 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/04/2012 02:29:04 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of September, 2006, R. Cary Walton. Jr. and Autumn M. Walton, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GreenPoint Mortgage Funding, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060921000469200, 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 Number 20120207000045930, in the aforesaid Probate Office (""); and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 March 21, 2012, March 28, 2012, and April 4, 2012; and

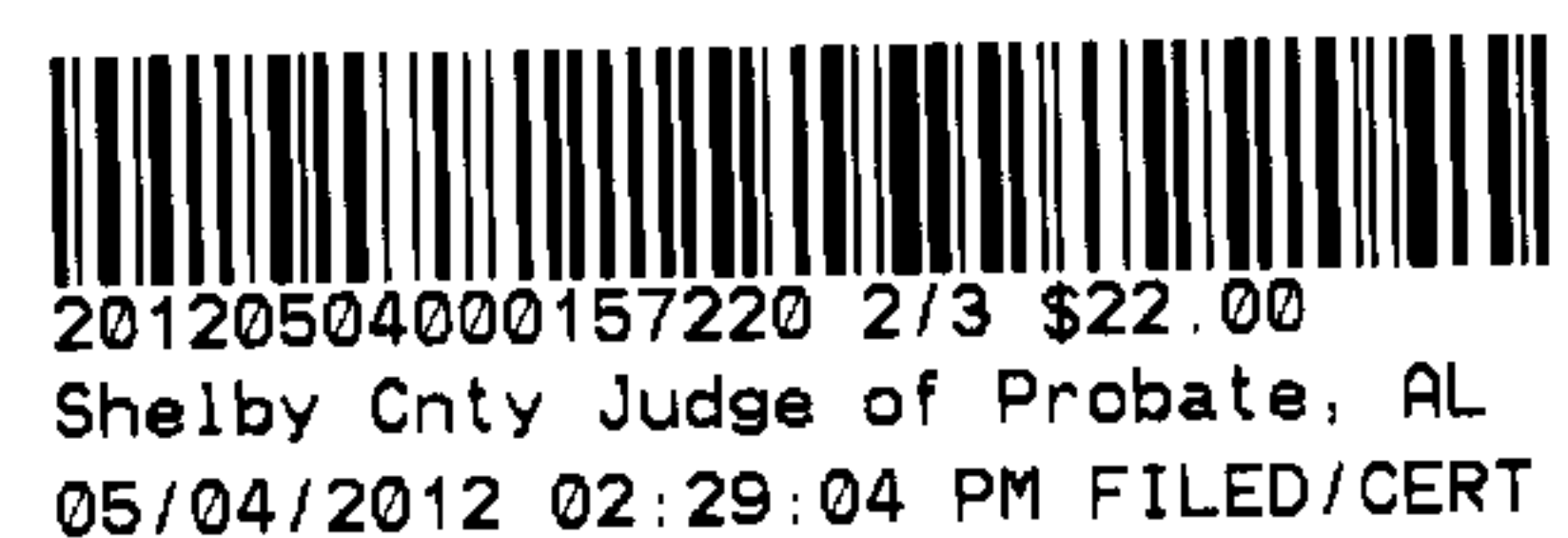
WHEREAS, on April 25, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP 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 Warner 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Ninety-Two Thousand Four Hundred Ninety And 78/100 Dollars (\$92,490.78) 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 Warner as auctioneer conducting said sale for said , does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Willow Cove, Phase 1, as recorded in Map Book 23, Page 75, in the Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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., 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 Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 26 day of April, 2012.

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

By: Aaron Warner, Auctioneer
Its: Auctioneer

By: Aaron Warner
Aaron Warner, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said acting in its capacity as auctioneer for said Transferee.


Given under my hand and official seal on this 26 day of April, 2012

[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 MAY 27, 2015


20120504000157220 3/3 \$22.00
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