


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

  
20120510000164330 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
05/10/2012 11:17:50 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of November, 2010, Lewis M. Gilbert and Delores Gilbert, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for New Penn Financial, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20101213000416760, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, by instrument recorded in Instrument No. 20120206000043030, 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. 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 April 4, 2012, April 11, 2012, and April 18, 2012; and

WHEREAS, on May 2, 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. 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

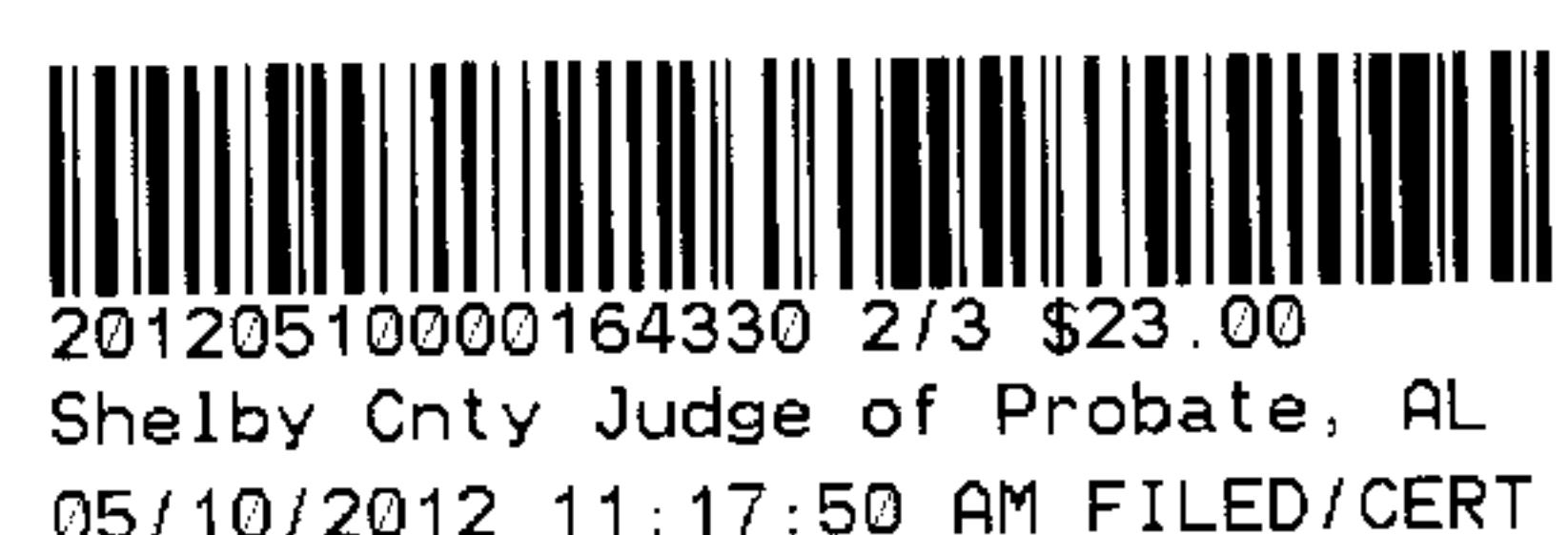
WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Bank of America, N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Ninety-Six Thousand Five Hundred Ninety-Seven And 64/100 Dollars (\$196,597.64) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Aaron Warner as auctioneer conducting said sale for said Transferee, 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 46, according to survey of Perkins Landing Sectors 1 & 2, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing sectors 1 & 2, a condominium, as set out in the declaration of condominium and according to the survey of Perkins Landing sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain resurvey of Lots 14, 15, 28, 29 and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama.

And Lot 45, according to the survey of Perkins Landing Sectors 1 and 2, as recorded in Map Book 27, Page 33, in the Probate Office 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., 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 3 day of May, 2012.

Bank of America, N.A.

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., 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 Transferee acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 3 day of May, 2012

KORAP  
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**



20120510000164330 3/3 \$23.00  
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