

SEND TAX NOTICE TO:  
Bank of America  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

STATE OF ALABAMA            )

SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of September, 2008, Richard Kiefer, an unmarried person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20081014000405400, said mortgage having subsequently been transferred and assigned to 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 20111017000309290, 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



20120727000271710 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
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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 May 23, 2012, May 30, 2012, and June 6, 2012; and

WHEREAS, on July 18, 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, Michael Corvin as member of Corvin 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.,; and

WHEREAS, Bank Of America, N.A., was the highest bidder and best bidder in the amount of One Hundred Forty-Six Thousand Seven Hundred Twenty-Nine And 57/100 Dollars (\$146,729.57) on the indebtedness secured by said mortgage, the said Bank Of America, N.A., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said , does hereby grant, bargain, sell and convey unto Bank Of America, N.A., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank Of America, N.A., 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.



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IN WITNESS WHEREOF, Bank Of America, N.A., has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 19 day of July, 2012.

Bank Of America, N.A.,

By: Corvin Auctioneering, LLC  
Its: Auctioneer

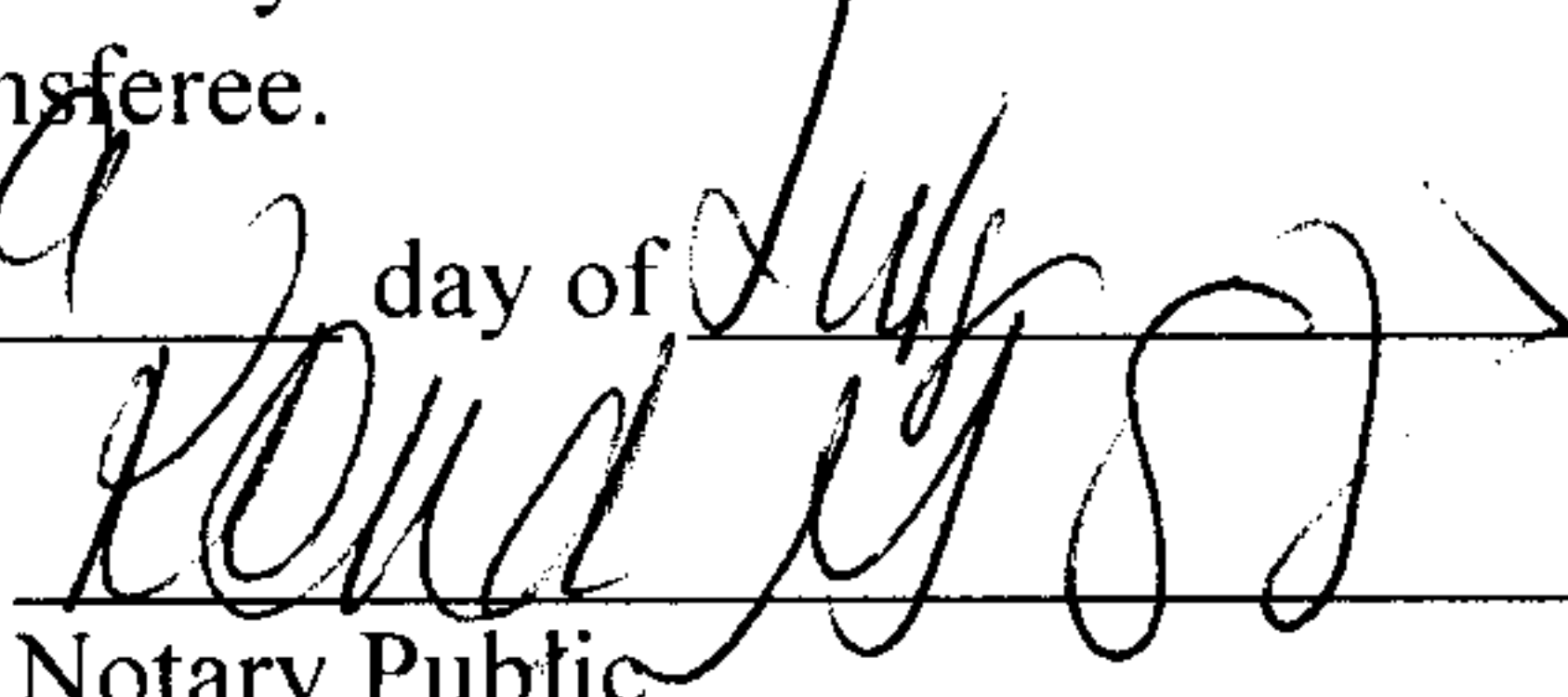
By:   
Michael Corvin, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC 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 member and with full authority, executed the same voluntarily 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 19 day of July, 2012

  
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES MARCH 28, 2015**

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
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