

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, EILEEN TESTER and husband, RUFUS TESTER executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Home Loans, Inc., and Lender's successors and assigns on the 14th day of December, 2004 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20041228000703660, 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., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument No. 20120315000090370 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 April 18th, April 25th and May 2nd, 2012,; 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 May 16th, 2012; 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 June 20th, 2012; fixing the time of the sale of said property to be during the legal hours of sale on the 2nd day of July, 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 2nd day of July, 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 **A FUTURE AND A HOPE, LLC** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$105,196.83** 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 Eileen Tester and Rufus Tester 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 **A FUTURE AND A HOPE, LLC**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 235, ACCORDING TO THE MAP OR SURVEY OF RESURVEY OF FINAL PLAT HIGH RIDGE VILLAGE PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, IN THE PROBATE OFFICE OF 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 **A FUTURE AND A HOPE, LLC**, 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 Eileen Tester and Rufus Tester, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 2nd day of July, 2012.

BANK OF AMERICA, N.A. and  
EILEEN TESTER and RUFUS TESTER

BY:

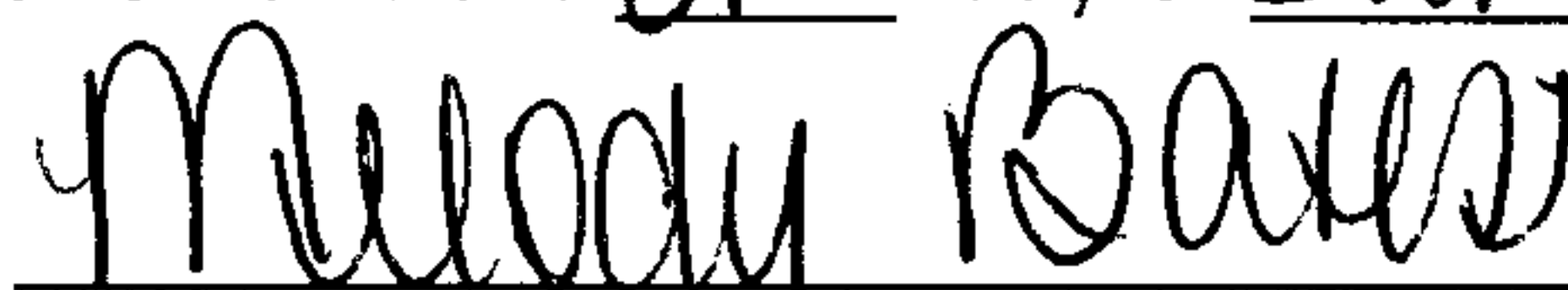
  
Marcus Clark

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 Eileen Tester and Rufus Tester 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 2nd day of July, 2012.

  
NOTARY PUBLIC

My Commission Expires: 7/31/13

Grantee's address:

402 Oxford Way  
Pelham, Alabama 35124

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172



20120730000272550 2/2 \$126.50  
Shelby Cnty Judge of Probate, AL  
07/30/2012 08:32:22 AM FILED/CERT

Shelby County, AL 07/30/2012  
State of Alabama  
Deed Tax: \$105.50