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

STATE OF ALABAMA

SHELBY COUNTY

20120904000334280 1/4 \$25.00 Shelby Coty Judge of Probate O

Shelby Cnty Judge of Probate, AL 09/04/2012 03:39:57 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of June, 2002, Eric G. Cleckley and Brenna G. Cleckley, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Professionals Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020702000308480, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument Number 20120606000199780, 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 June 27, 2012, July 4, 2012, and July 11, 2012; and

WHEREAS, on August 20, 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 Nelson as member of AMN 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., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP on Behalf of the Fannie Mae Remic Trust 2004-W8 was the highest bidder and best bidder in the amount of One Hundred Sixteen Thousand Sixty-Two And 50/100 Dollars (\$116,062.50) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP on Behalf of the Fannie Mae Remic Trust 2004-W8 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

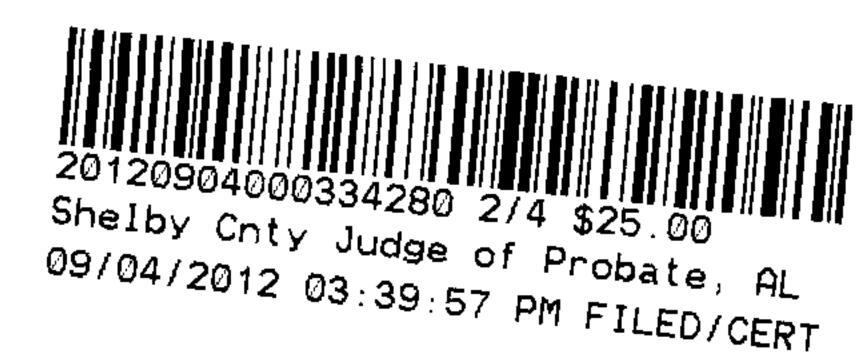
Lot 3, Block 3, according to Farris-Smith Subdivision, recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP on Behalf of the Fannie Mae Remic Trust 2004-W8 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 Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, Bank of America, N.A. By: AMN Auctioneering, LLC Its: Auctioneer Aaron Nelson, Member STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN 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 on the day the same bears date 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 30 day of HVOS

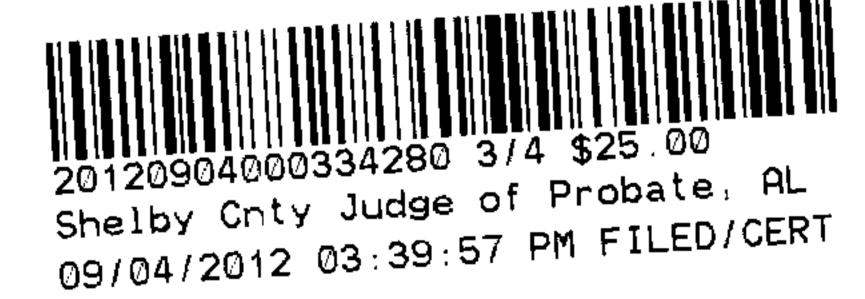
Notary Public

MY/COMMISSION EXPIRES 07/30/2016

My Commission Expires:

This instrument prepared by: Andy Saag SIROTE & PERMUTT, P.C. P. O. Box 55727

Birmingham, Alabama 35255-5727









Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| Grantor's Name | Bank of America, N.A. | Grantee's Name | Bank of America, N.A. |
|--|---|--|---|
| Mailing Address | c/o Bank of America 7105 Corporate Drive, Mail PTX-C-35 Plano, TX 75024 | Stop Mailing Address | c/o Bank of America 7105 Corporate Drive, Mail Sto PTX-C-35 Plano, TX 75024 |
| Property Address | 1026 3rd Ave Nw Alabaster, AL 35007 | Date of Sale | 08/20/2012 |
| | | Total Purchase Price or Actual Value or | \$ <u>116,062.50</u> \$ |
| | | Assessor's Market Value | \$ |
| Bill of Sale Sales Contract Closing Statemen | t | _Appraisal Other Foreclosure Bid Price | |
| If the conveyance doctors this form is not require | • | on contains all of the required informa | tion referenced above, the filing of |
| | | Instructions | |
| Grantor's name and mourrent mailing addres | • | ame of the person or persons convey | ing interest to property and their |
| Grantee's name and modern conveyed. | nailing address – provide the r | name of the person or persons to who | |
| Property address – the | e physical address of the prope | erty being conveyed, if available. | 120904000334280 4/4 \$25.00 |
| Date of Sale - the date | e on which interest to the prop | | elby Cnty Judge of Probate, AL /04/2012 03:39:57 PM FILED/CERT |
| Total purchase price – instrument offered for | • | purchase of the property, both real and | d personal, being conveyed by the |
| • | • | ue value of the property, both real and ed by an appraisal conducted by a lice | |
| valuation, of the prope | rty as determined by the local | ined, the current estimate of fair mark official charged with the responsibility ized pursuant to Code of Alabama 19 | of valuing property for property ta |
| - | lse statements claimed on this | he information contained in this docur form may result in the imposition of t | |
| Date | | Print <u>Audra Aaron, foreclosure s</u> | specialist |
| Unattested | | Sign Fuella Jan | N ₁ |
| | (verified by) | (Grantor/Grantee/C | wner(Agent) circle one |