


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


20120925000365820 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/25/2012 01:43:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of January, 2009, Reta M. Lane and Michael J. Lane, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20090126000023980, said mortgage having subsequently been transferred and assigned to Bank Of America, N A., by instrument recorded in Instrument No. 20120217000059170, 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 July 18, 2012, July 25, 2012, and August 1, 2012; and

WHEREAS, on September 17, 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. was the highest bidder and best bidder in the amount of Two Hundred Eighty-Nine Thousand Eighty-Three And 78/100 Dollars (\$289,083.78) 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. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of Section 22, Township 21 South, Range 03 West, Alabaster, Shelby County, Alabama and run thence southerly along the west line of said section a distance of 532.65 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 209.45 feet to a steel pin corner; Thence turn a deflection angle of 87 degrees 31 minutes 40 seconds to the left and run easterly a distance of 240.86 feet to a steel pin corner; Thence turn a deflection angle of 53 degrees 05 minutes 57 seconds to the left and run northeasterly a distance of 261.86 feet to a steel pin corner; Thence turn a deflection angle of 126 degrees 55 minutes 16 seconds to the left and run westerly a distance of 407.12 feet to the point of beginning, containing 1.56 acres.

There is a required easement for Ingress and egress as shown on the plat across the property adjacent to and east of this property that is described as follows:

Commence at the northwest corner of Section 22, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence southerly along the west line of said section a distance of 532.65 feet to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 209.45 feet to a steel pin corner; Thence turn a deflection angle of 87 degrees 31 minutes 40 seconds to the left and run easterly a distance of 240.86 feet to a steel pin corner and the point of beginning of the easement being described; Thence continue along last described course a distance of 25.00 feet to a point; Thence turn a deflection angle of 53 degrees 05 minutes 57 seconds to the left and run northeasterly a distance of 230.60 feet to a point; Thence turn a deflection angle of 53 degrees 04 minutes 24 seconds to the right and run easterly a distance of 29.44 feet to a point; Thence turn a deflection angle of 91 degrees 33 minutes 32 seconds to the left and run northerly a distance of 25.00 feet to a point; Thence turn a deflection angle of 88 degrees 26 minutes 28 seconds to the left and run westerly a distance of 35.00 feet to a point marking the northeast corner of the just described parcel; Thence turn a deflection angle of 53 degrees 04 minutes 44 seconds to the left and run southwesterly a distance of 261.86 feet to the point of beginning and the end of required easement.

There is an existing twenty (20.0 foot) foot easement for access to Washington Street in the City of Alabaster, Alabama described as follows:

Commence at the northwest corner of Section 22, Township 21 south, Range 3 west, Alabaster, Shelby County, Alabama and run thence southerly along the west line of said section a distance of 532.65 feet to a point; Thence turn 87 degrees 32 minutes 52 seconds left and run easterly a distance of 442.12 feet to the point of beginning of the easement being described; Thence continue last described course 210.00 feet to a point on the west margin of Washington Street; Thence turn 88 degrees 23 minutes 24 seconds right and run southerly along said margin of said street 20.0 feet to a point; Thence turn 91 degrees 36 minutes 36 seconds right and run westerly 210.00 feet to a point; Thence turn 91 degrees 36 minutes 40 seconds right and run northerly 20.0 feet to the point of beginning and the end of easement.

The hereinabove described parcel is one and the same as described in deed recorded in Instrument No. 200707240000345950 and mortgage recorded in Instrument No. 200901260000023980.

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.

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, has hereto set his/her hand and seal on this 20 day of Sept, 2012.

Bank Of America, N A.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
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 20 day of September, 2012

[Signature]
Notary Public
My Commission Expires **MY COMMISSION EXPIRES 07/30/2016**

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

20120925000365820 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

| | | | |
|------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------|
| Grantor's Name | <u>Bank Of America, N A.</u> | Grantee's Name | <u>Bank Of America, N A.</u> |
| Mailing Address | <u>c/o Bank of America</u> <u>7105 Corporate Drive, Mail Stop</u> <u>PTX-C-35</u> <u>Plano, TX 75024</u> | Mailing Address | <u>c/o Bank of America</u> <u>7105 Corporate Drive, Mail Stop PTX-</u> <u>C-35</u> <u>Plano, TX 75024</u> |
| Property Address | <u>103 Washington Lane</u> <u>Alabaster, AL 35007</u> | Date of Sale | <u>9/17/2012</u> |
| | | Total Purchase Price | <u>\$289,083.78</u> |
| | | or | |
| | | Actual Value | <u>\$</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$</u> |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

| | |
|--------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Bid Price |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

____ Unattested

(verified by)

Print Heather M. Jones, foreclosure specialist

<sp>Sign

Heather M. Jones
(Grantor/Grantee/Owner/Agent) circle one



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