

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

20121018000400720 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/18/2012 11:30:47 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of September, 2008, Kevin Wayne Towery, a/k/a Kevin W. Towery and Jennifer H. Towery, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Allied Home Mortgage Capital Corporation., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20080929000384280, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, by instrument recorded in Instrument Number 20110523000153830, 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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP 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 August 15, 2012, August 22, 2012, and August 29, 2012; and



WHEREAS, on October 10, 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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP 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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP; and

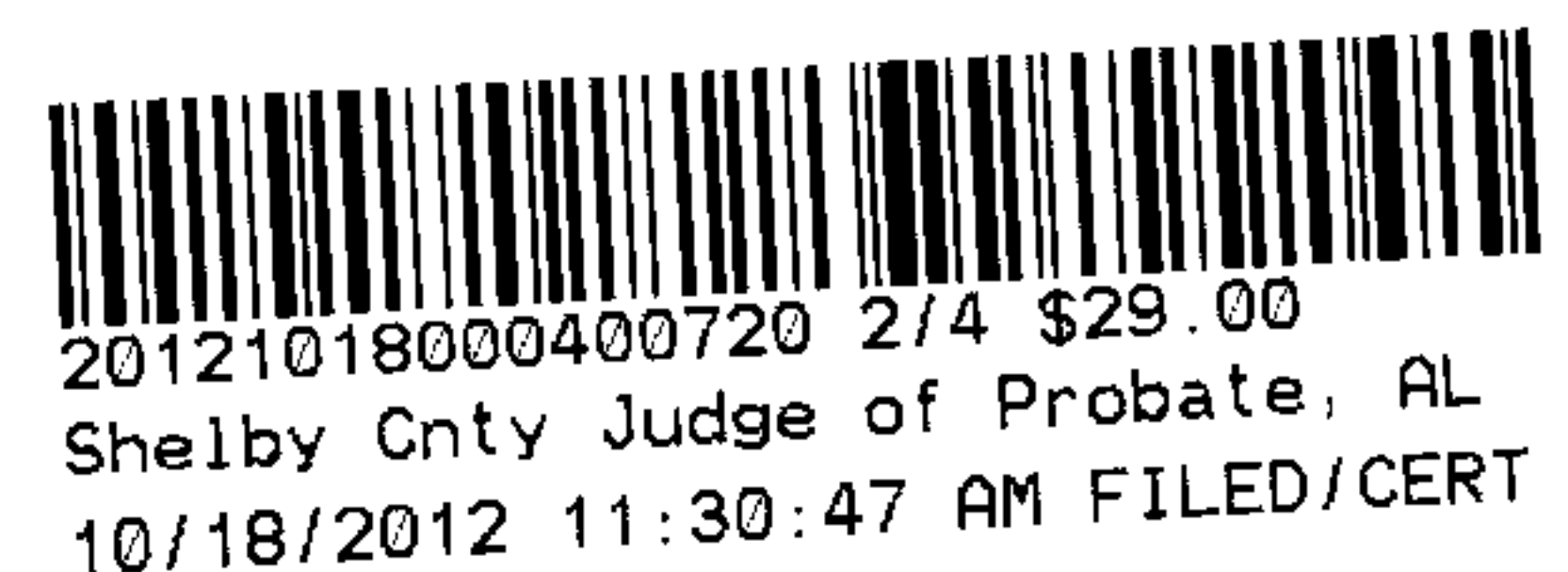
WHEREAS, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP was the highest bidder and best bidder in the amount of One Hundred Ninety-Six Thousand Seven Hundred Sixteen And 15/100 Dollars (\$196,716.15) on the indebtedness secured by said mortgage, the said Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, by and through Michael Corvin as member of Corvin 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 f/k/a Countrywide Home Loans Servicing LP all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I:

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, run South along the West boundary line 598.6 feet; thence South 69 degrees 20 minutes East a distance of 311.4 feet to fence, and Point of Beginning. Thence South 70 degrees 08 minutes East along said fence a distance of 150.20 feet to the West right of way line of U.S. Highway 231; thence North 23 degrees 19 minutes East along the West right of way line of said highway a distance of 157.30 feet; thence North 67 degrees 25 minutes West a distance of 150.0 feet; thence South 23 degrees 09 minutes West a distance of 164.60 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel II:

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, described as follows: commence at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, thence run South along the West line of said quarter-quarter section a distance of 598.60 feet; thence turn an angle of 69 degrees 20 minutes to the left and run a distance of 255.10 feet to the Point of Beginning; thence continue in the same direction a distance of 56.30 feet, thence





turn an angle of 87 degrees 31 minutes to the left and run a distance of 164.60 feet; thence turn an angle of 102 degrees 12 minutes to the left and run a distance of 110.20 feet; thence turn an angle of 97 degrees 30 minutes to the left, and run a distance of 152.70 feet to the Point of Beginning. Situated in the

Southeast Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama. Situated in 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 f/k/a Countrywide Home Loans Servicing LP 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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, 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 15 day of October, 2012.

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Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP

By: Corvin Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
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., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, 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 15 day of Oct, 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



### 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.,  
successor by merger to BAC  
Home Loans Servicing, LP f/k/a  
Countrywide Home Loans  
Servicing LP

Mailing Address c/o Bank of America  
7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Property Address 265 Highway 231  
Vincent, AL 35178

Grantee's Name Bank of America, N.A., successor  
by merger to BAC Home Loans  
Servicing, LP f/k/a Countrywide  
Home Loans Servicing LP

c/o Bank of America

Mailing Address 7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Date of Sale 10/10/2012

Total Purchase Price \$196,716.15

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement



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

#### 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 Jessica R. Plaxco, foreclosure specialist

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one