


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

  
20121018000400740 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
10/18/2012 11:30:49 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of April, 2007, Ricky Stidham and Linda Stidham, husband and wife as joint tenants with right of survivorship, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Heritage Lending & Investments, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070517000231230, 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 Number 20120202000040570, 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 August 15, 2012, August 22, 2012, and August 29, 2012; and

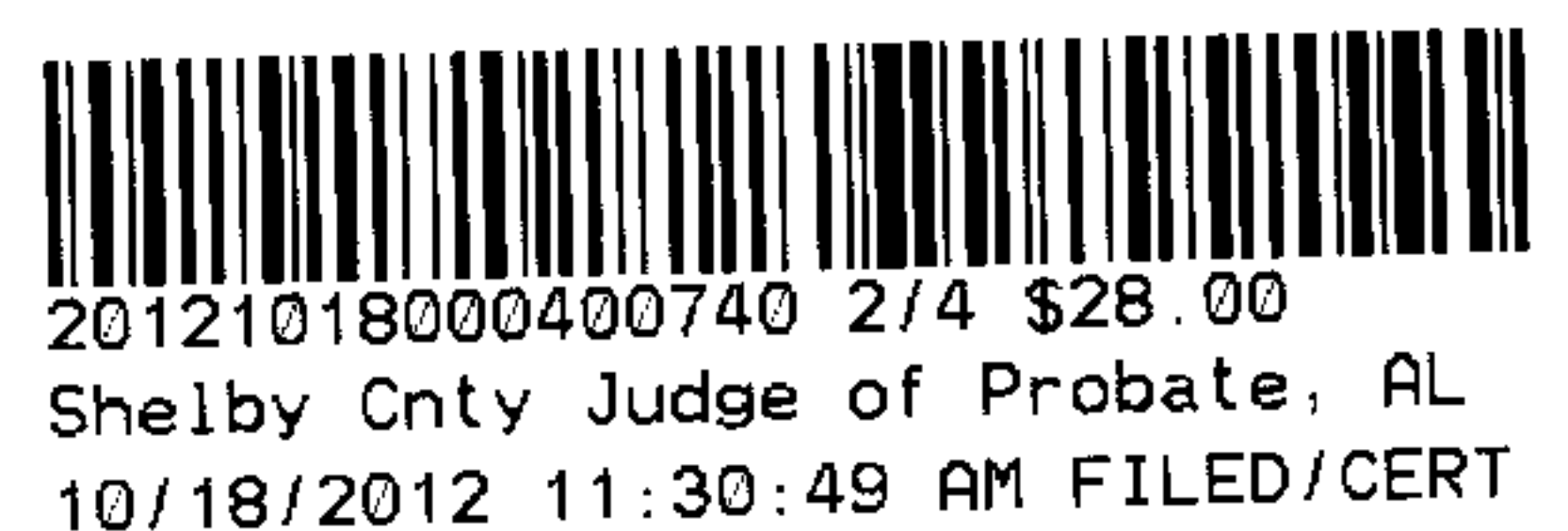


WHEREAS, on October 10, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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 Ninety-Four Thousand One Hundred Seventy-Nine And 33/100 Dollars (\$94,179.33) 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 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:

From the Northwest Corner of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed thence South 1 Degree 52 Minutes 22 Seconds West, along the West boundary of said Southeast Quarter-Northeast Quarter for a distance of 370.27 feet to the point of beginning of herein described parcel of land; thence from said Point of Beginning, proceed thence South 81 Degrees 17 Minutes 03 Seconds East, 228.33 feet; thence South 6 Degrees 32 Minutes 45 Seconds West, 216.08 feet; thence North 81 Degrees 17 Minutes 03 Seconds West, parallel to the North boundary of herein described parcel of land for a distance of 210.60 feet to a point on the West boundary of the aforementioned Southeast Quarter-Northeast Quarter; thence North 1 Degree 52 Minutes 22 Seconds East, along the West boundary of said Southeast Quarter-Northeast Quarter for 217.48 feet back to the Point of Beginning, containing 1.00 acre, more or less. Also for access to the above described parcel of land an easement being 15 feet wide and 7.50 feet each side of the following described centerline to wit: From the Northwest Corner of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed thence South 1 Degree 52 Minutes 22 Seconds West, along the West boundary of said Southeast Quarter-Northeast Quarter for a distance of 370.27 feet; thence South 81 Degrees 17 Minutes 03 Seconds East, 228.33 feet; thence South 6 Degrees 32 Minutes 45 Seconds West, 216.08 feet; thence North 81 Degrees 17 Minutes 03 Seconds West, 12.36 feet to a point in the center of an existing dirt drive, said point being the Point of Beginning of herein described 15 foot easement; thence from said Point of Beginning proceed along the centerline of said easement the following courses; thence South 0 Degrees 25 Minutes 09 Seconds East, 52.83 feet; thence South 11 Degrees 18 Minutes 38 Seconds East, 57.80 feet; thence South 1 Degree 30 Minutes 25 Seconds West, 87.31 feet; thence South 1 Degree 30 Minutes 25 Seconds West, 35.50 feet to a point in the center of McBrayer Drive (Right of way 30 feet), said point being the point of termination of herein described easement. The above described parcel of land and access easement are located in the West half of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama and is a portion of that same property described by Deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 310, at Page 292.





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 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.

Bank of America, N.A.

By: Corvin Auctioneering, LLC  
Its: Auctioneer

By:   
Michael Corvin, Member

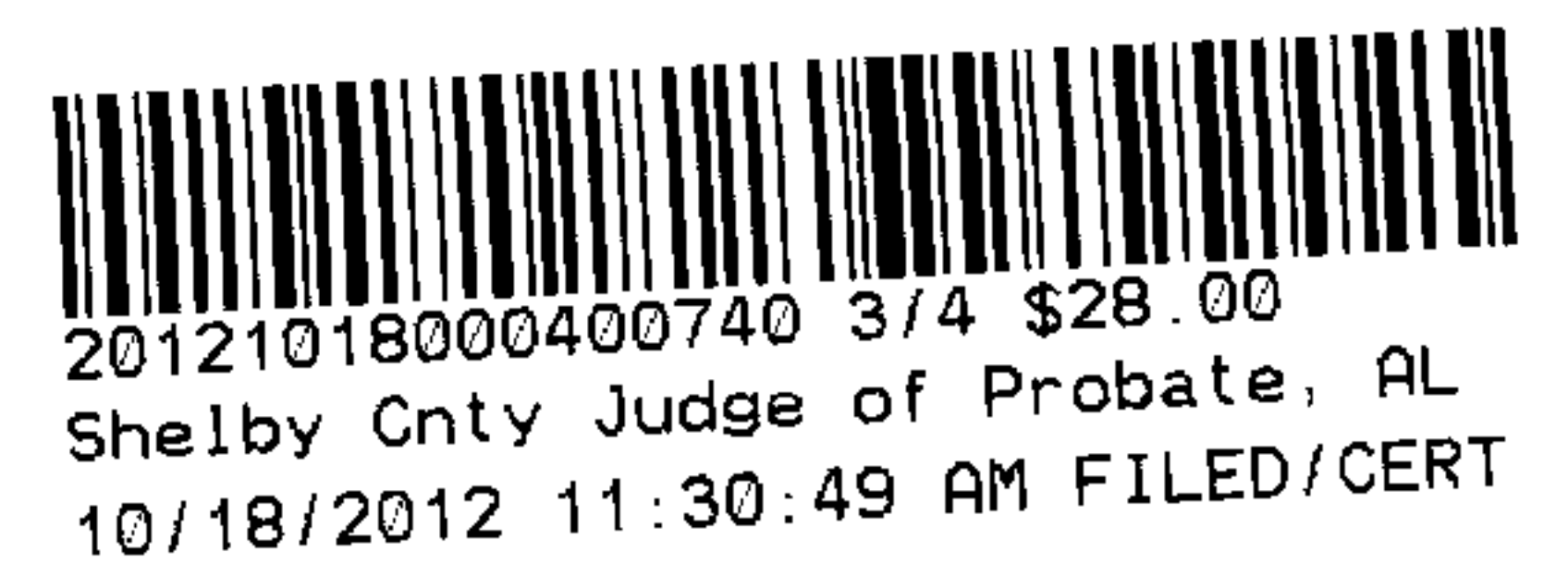
STATE OF ALABAMA            )  
  
JEFFERSON COUNTY            )

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 15 day of Oct, 2012

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

Grantee's Name Bank of America, N.A.  
 Mailing Address c/o Bank of America  
7105 Corporate Drive, Mail Stop PTX-  
C-35  
Plano, TX 75024

Property Address 47 Dora Lane  
Vincent, AL 35178

Date of Sale 10/10/2012

Total Purchase Price \$94,179.33  
 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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of 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 Heather M. Jones, foreclosure specialist

<sp>Sign

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

  
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