


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


20121030000416000 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
10/30/2012 10:35:06 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of March, 2008, Jeffrey D. Pickett, and Karen S. Pickett, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080421000160460, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing L.P., by instrument recorded in Instrument Number 20120127000031850, 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 29, 2012, September 5, 2012, and September 12, 2012; and

WHEREAS, on October 22, 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 Ninety-Seven Thousand Six Hundred Thirty-Two And 56/100 Dollars (\$97,632.56) 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:

A parcel of land containing half acre, more or less, and being a part of the Northwest quarter of Northeast quarter of Section 1, Township 20 South, Range 2 West, described as follows: Commence at the Northeast corner of said quarter-quarter Section and run West along the North quarter-quarter line 657.73 feet to an iron pin, thence turn left 90 degrees 09 minutes 04 seconds Southerly 181.7 feet, more or less, to the centerline of County Highway 11, thence continue last named course for 131.3 feet to the Point of Beginning of the subject lot, thence continue last named course for 150 feet; thence run North 82 degrees East 150.5 feet, thence run North parallel to the West line of the herein described subject lot for 150 feet; thence run South 82 degrees West 150.5 feet to the Point of Beginning also an easement for right of way road being 30 foot in width, and fully extending from the above described subject lot Northerly to the South right of way of County Highway 11 and centerline of said easement or right of way road being described as follows: from the Northwest corner of the above described subject lot run North 82 degrees East along the North line of same 15.15 feet to the Point of Beginning of said easement centerline description, thence run Northerly parallel to the West line of the aforementioned subject lot 90 feet, more or less to the South right of way of County Highway 11 according to the survey of Roy H. Moore, AL. Reg. Ls No 1858, dated June 29, 1986 and



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revised on October 14, 1986. Being one and the same parcel described in mortgage recorded in Instrument No. 20080421000160460.

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 25 day of Oct, 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 25 day of October, 2012

[Signature]
Notary Public
My Commission Expires: 07/30/2016

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


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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 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 9444 Highway 11
Chelsea, AL 35043-9026

Date of Sale 10/22/2012

Total Purchase Price \$97,632.56

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

Print Jessica R. Plaxco, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1