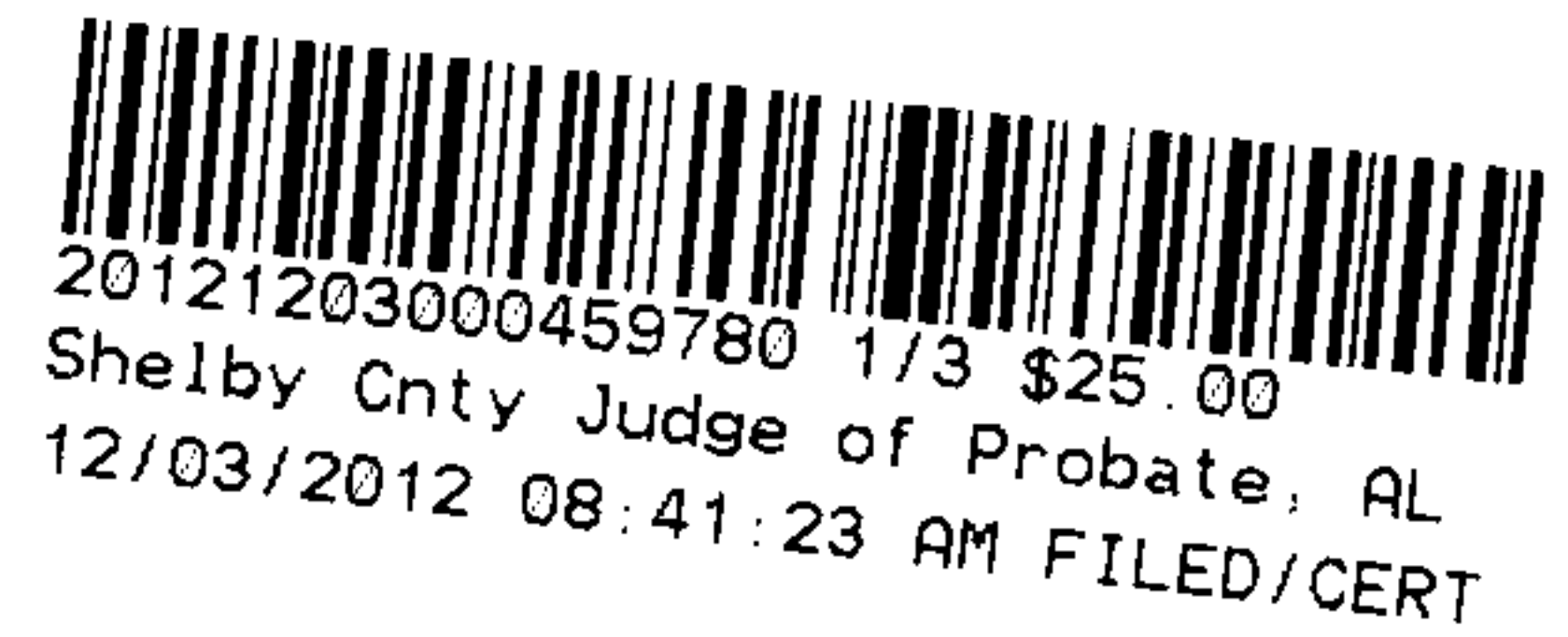


AUCTIONEER'S DEED



STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, Charles G. Pinion and Erica Pinion, husband and wife executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. dated January 29, 2008, and Recorded in Instrument Number 20080208000053200 of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument Number 20100916000303600 of said Probate Court Records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on July 18th, July 25th, and August 1st, 2012; fixing the time of the sale of said property to be during the legal hours of sale on the 14th day of August, 2012, which said sale was postponed to October 16th, 2012 by publication in The Shelby County Reporter in its issue of September 2nd, 2012; and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 16th day of October 2012, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Bank of America, N. A.**, was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$124,385.58** cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said **Bank of America, N. A.**, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Charles G. Pinion and Erica Pinion by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Bank of America, N. A.**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 20, BLOCK 1, ACCORDING TO THE SURVEY OF WILLOW GLEN  
SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 102, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS (for informational purposes only): 338 Willow Glen Drive  
Alabaster, AL 35007**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **Bank of America, N. A.**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to

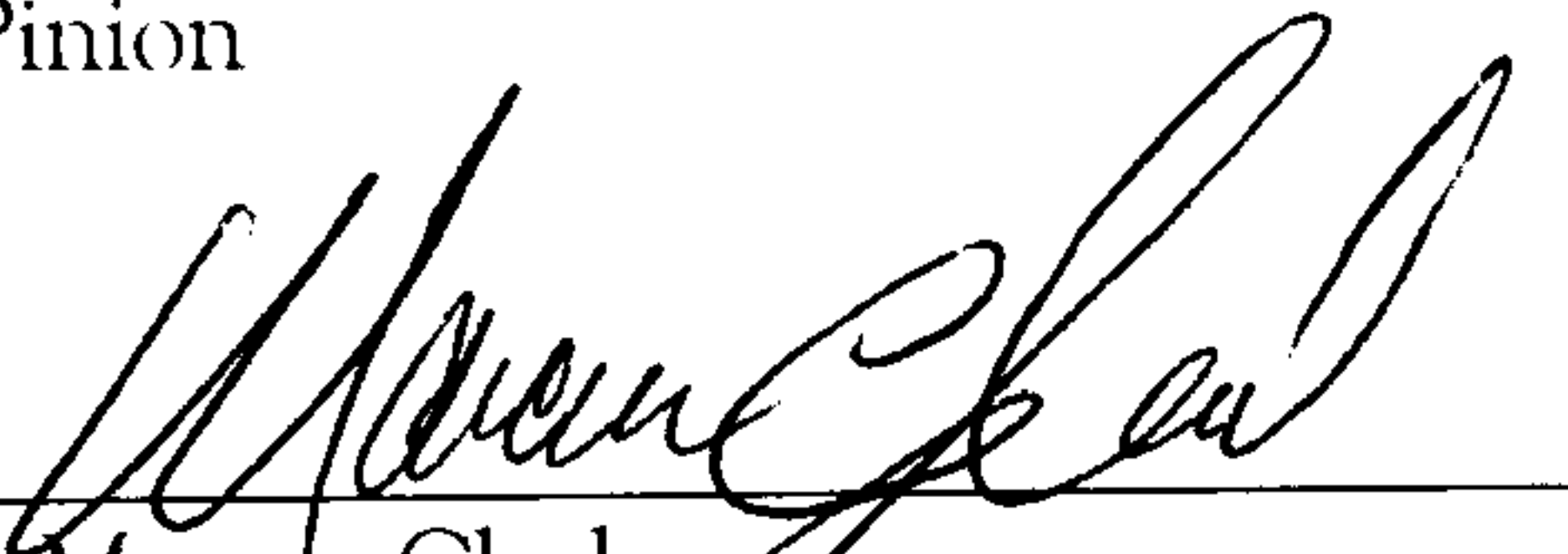


redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said **Bank of America, N. A.**, and Charles G. Pinion and Erica Pinion, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 16th day of October, 2012.

Bank of America, N. A. and Charles G. Pinion and  
Erica Pinion

BY:



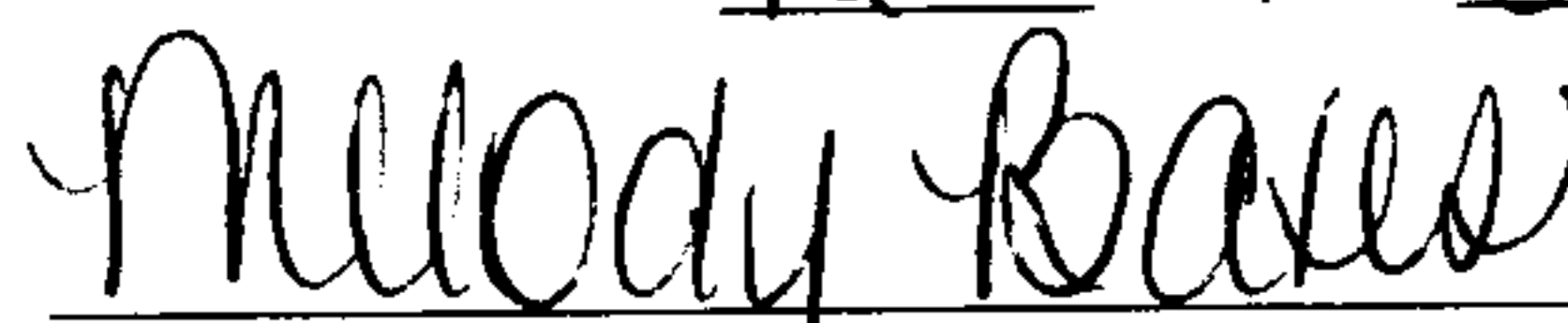
Marcus Clark

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Marcus Clark, whose name as attorney-in-fact and auctioneer for **Bank of America, N. A.**, and Charles G. Pinion and Erica Pinion is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 16 day of October, 2012.



NOTARY PUBLIC

My Commission Expires: 7/29/13

**GRANTEE'S NAME & ADDRESS:**

Bank of America, N.A.  
5401 N. Beach Street  
Ft. Worth, TX 76137

**GRANTOR'S NAME & ADDRESS:**

Charles G. Pinion and  
Erica Pinion  
338 Willow Glen Drive  
Alabaster, AL 35007

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
2474-10039



20121203000459780 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/03/2012 08:41:23 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Charles G. & Erica Pinion	Grantee's Name	Bank of America, N.A.
Mailing Address	1107 Henry Dr Alabaster, AL 35007	Mailing Address	5401 N Beach Street Ft. Worth, TX 76137

Property Address	338 Willow Glen Drive Alabaster, AL 35007	Date of Sale	10/16/12
		Total Purchase Price	\$ 124,385.58
		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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal        |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other |
| <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.

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	<u>11/14/12</u>	Print	<u>William McFadden</u>
Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20121203000459780 3/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/03/2012 08:41:23 AM FILED/CERT