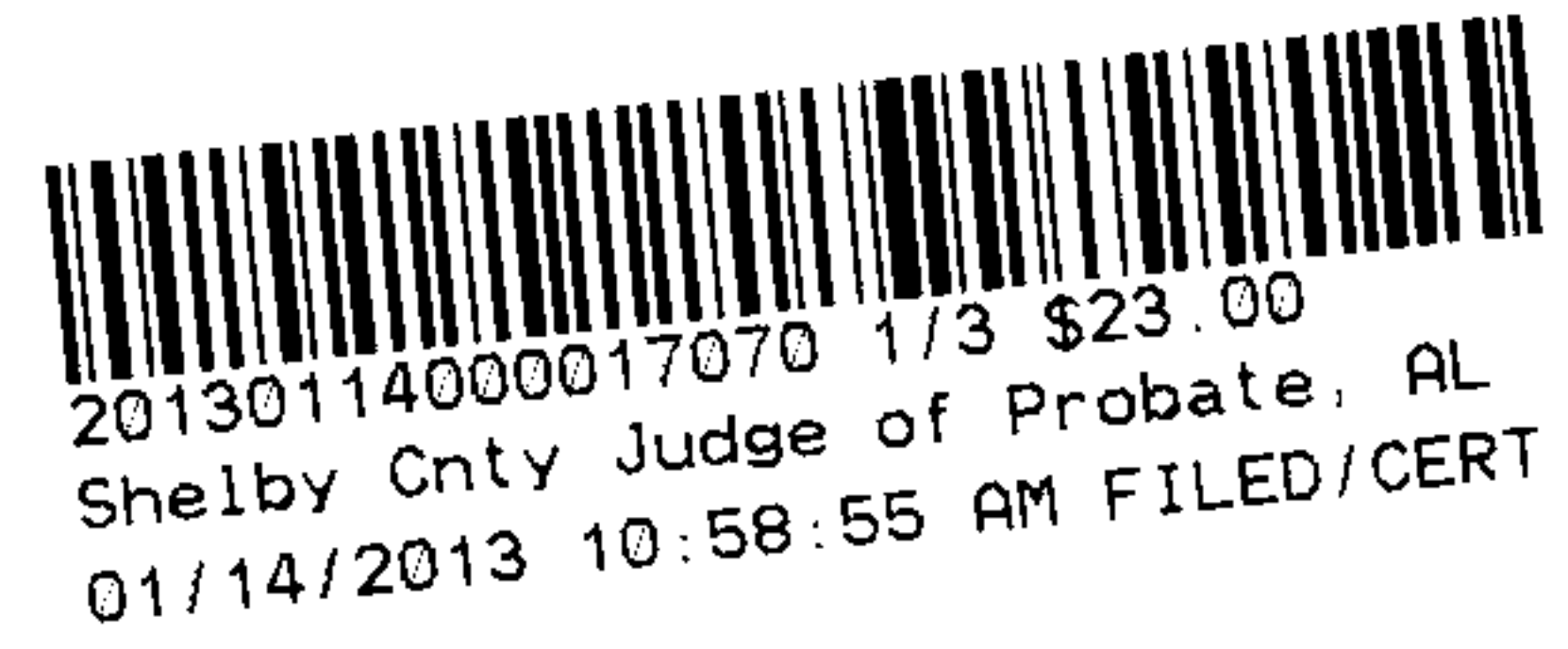


STATE OF ALABAMA

COUNTY OF SHELBY



**NULLIFICATION OF FORECLOSURE AND  
REINSTATEMENT OF PROMISSORY NOTE AND MORTGAGE**

WHEREAS, Ann Boyd and husband, John Bowen, executed a mortgage to Countrywide Home Loans, Inc., dated October 21, 1999, and recorded at Instrument No. 1999-44513 of the records in the Office of the Judge of Probate, Shelby County, Alabama, and which mortgage was subsequently assigned to Bank of America, N.A. (hereinafter Mortgagee) by Instrument No. 20090909000344960 of said Probate records in and to the following described real property located in Shelby County, Alabama:

**Lot 24, According to the Map and Survey of Park Forest 1<sup>st</sup>  
Sector, as recorded in Map Book 7, Page 155, in the Probate  
Office of Shelby County, Alabama**

WHEREAS, Mortgagors defaulted in the payment of said note and mortgage and Mortgagee commenced foreclosure proceedings and held a sale of said property pursuant to the terms of said mortgage on April 4, 2012; and

WHEREAS, at said sale, Star Properties, LLC, was the purchaser and an auctioneer's deed was executed on April 4, 2012, and was recorded in Instrument No.: 20120412000126350 of said Probate Court records; and

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and the mutual promises herein contained, the undersigned do hereby agree as follows:

1. The foreclosure held April 4, 2012, and the foreclosure deed evidencing the same recorded at Instrument No.: 20120412000126350 of the said Probate Court records are hereby **CANCELLED, RESCINDED, NULLIFIED** and shall be of no further force and effect.

2. The promissory note dated October 21, 1999, and mortgage securing the same recorded at Instrument No. 1999-44513 are hereby **REAFFIRMED** and shall remain in full force and effect according to the terms thereof as if no foreclosure had taken place.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this the 8<sup>th</sup> day of Nov., 2012.

STAR PROPERTIES, LLC  
As Purchaser

BY: [Signature]

ITS: MANAGING Member

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned notary public in and for said state and county, hereby certify that Lewis Cummings, Jr., whose name as Managing Member of Star Properties, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal on this the 8<sup>th</sup> day of Nov., 2012

[Signature]  
Notary Public  
My Commission Expires: 10/15/2014

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 15, 2016  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

BANK OF AMERICA, N.A.  
As Mortgagee

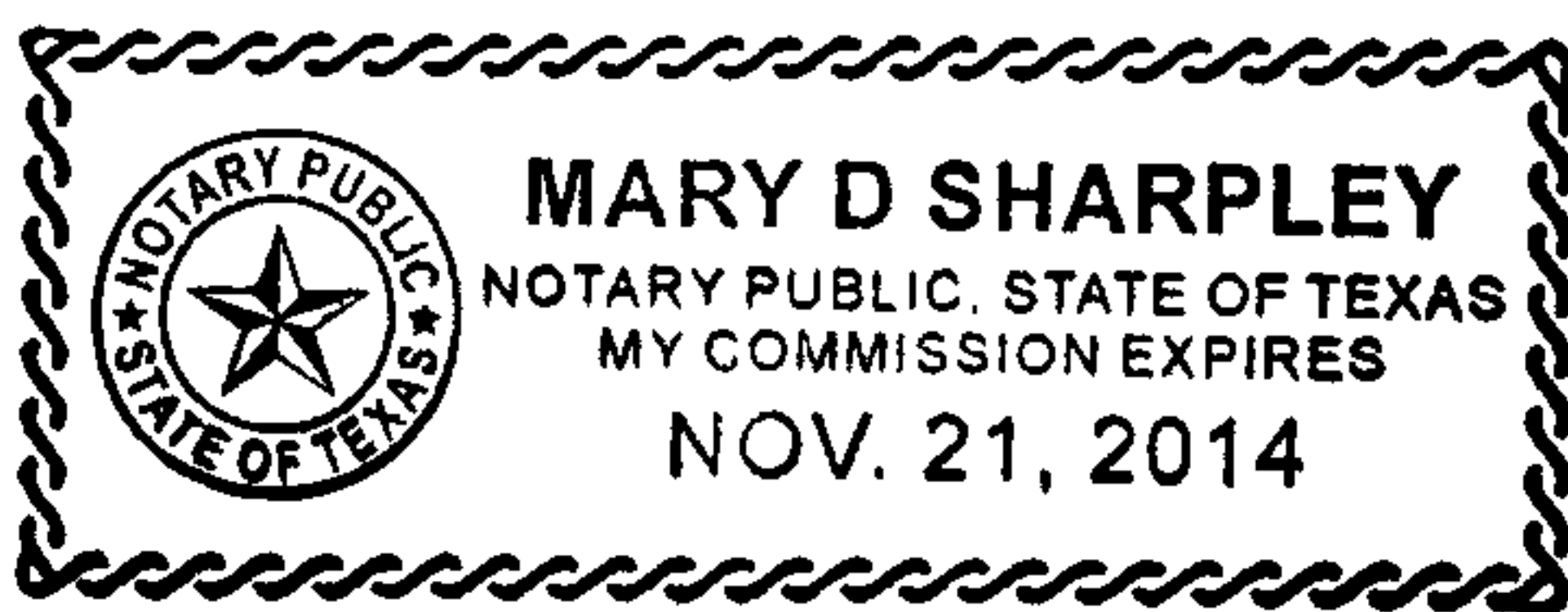
BY: [Signature]

ITS: AVP; Operations Team Lead

STATE OF TEXAS  
COUNTY OF COLLIN

I, the undersigned notary public in and for said state and county, hereby certify that Ronald Odeyemi, whose name as Ronald Odeyemi, of Bank of America, N.A. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, \_\_\_\_\_ as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal on this the 5th day of November, 2012



Mary D. Sharpley  
Notary Public  
My Commission Expires: \_\_\_\_\_

John T. Bender  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172

Grantee's last known address:

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