SEND TAX NOTICE TO:

Bank of America

7105 Corporate Drive, Mail Stop PTX-C-35

Plano, TX 75024

201301150000020480 1/4 \$25.00 Shelby Cnty Judge of Probate, AL 01/15/2013 12:47:24 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of October, 2008, William R. McClellan and Angela E. McClellan, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Compass Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081020000410330; having been re-recorded in Instrument Number 20081124000448020, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument Number 20120312000084450, 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 October 31, 2012, November 7, 2012, and November 14, 2012; and

WHEREAS, on January 7, 2013, 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 Two Hundred Sixty Thousand Four Hundred Thirty And 70/100 Dollars (\$260,430.70) 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:

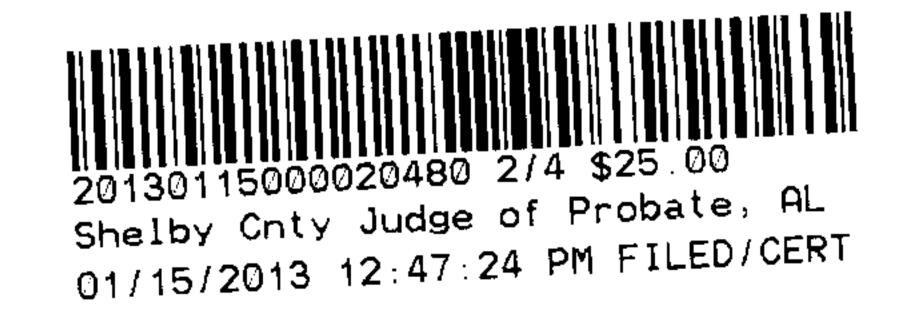
Lot 1618, according to the Final Plat Strathaven at Ballantrae Phase I, as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County, Alabama.

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 $\frac{O}{\text{day of}} = \frac{S_{\text{day}}}{S_{\text{day}}}$, 2013.				
	Bank of America, N.A.			
	By: AMN Auctioneering, LLC Its: Auctioneer			
	By: 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.				

Notary Publ

My Commission Expires: CUMIVIISSION EXPIRES 08/31/2016

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

Given under my hand and official seal on this ______U







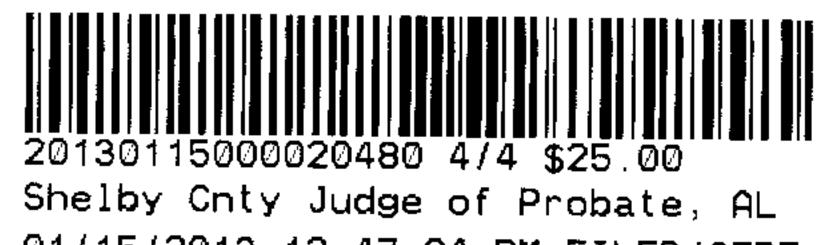


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Real Estate Sales Validation Form

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

Grantor's Name	Bank of America, N.A.	Grantee's Name	Bank of America, N.A.
Mailing Address	c/o <u>Bank of America</u> 7105 Corporate <u>Drive</u> , <u>Mail Stop PTX-0</u> 35 Plano, TX 75024	C- Mailing Address	c/o Bank of America 7105 Corporate Drive, Mail Stop PTX-0 35 Plano, TX 75024
Property Address	256 Strathaven Lane Pelham, AL 35124-6251	Date of Sale	1/7/2013
		Total Purchase Price	\$ <u>260,430.70</u>
		or Actual Value	\$
		or Assessor's Market Value	\$
The purchase price or actual evidence is not required)	al value claimed on this form can be verific	ed in the following documentary evidence:	(check one) (Recordation of documentary
Bill of Sale	Apr	oraisal	
Sales Contract	<u>✓ Other Forec</u>	losure Bid Price	
Closing Statement			•
If the conveyance documen	t 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 perso	n or persons conveying interest to property	and their current mailing address.
Grantee's name and mailing	address – provide the name of the person	on or persons to whom interest to property	is being conveyed.
Property address – the phys	sical address of the property being conver	yed, if available.	
Date of Sale – the date on v	which interest to the property was convey	ed.	
Total purchase price – the t	otal amount paid for the purchase of the p	property, both real and personal, being con	veyed by the instrument offered for record.
• •	•	roperty, both real and personal, being conv	
•	cial charged with the responsibility of valu	estimate of fair market value, excluding cuing property for property tax purposes will l	rrent use valuation, of the property as be used and the taxpayer will be penalized
	_	ontained in this document is true and accur enalty indicated in Code of Alabama 1975 §	
Date		Print Mary Catherine Sharp, foreclosur	<u>e specialist</u>
Unattested	(verified by)	Sign / (Crantor/Grantee)	Owner/Agent) circle one



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