

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, Byron Franklin and Angela M. Franklin executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender Taylor, Bean & Whitaker Mortgage Corp. and Lender's successors and assigns dated July 23, 2002, and Recorded in Instrument Number 20020731000356130 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 Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument Number 20120611000205750 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 November 7th, November 14th, and November 21st, 2012; fixing the time of the sale of said property to be during the legal hours of sale on the 18th day of December, 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 18 day of December, 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 a credit bid of \$124,263.30. The said **Bank of America, N. A.**, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Byron Franklin and Angela M. Franklin by Edie S. Pickett, as auctioneer 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 64, ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS
RECORDED IN MAP BOOK 10, PAGE 84 A & B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

PROPERTY ADDRESS (for informational purposes only): 1116 Sequoia Trail 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 and **Bank of America, N. A.**, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 18th day of December, 2012.

Bank of America, N. A. and Byron Franklin and
Angela M. Franklin

BY: Edie S. Pickett

Edie S. Pickett

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 Edie S. Pickett, whose name as attorney-in-fact and auctioneer for **Bank of America, N. A.** and Byron Franklin and Angela M. Franklin 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, she, 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 10th day of January, 2012.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 18, 2018
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

GRANTEE'S NAME & ADDRESS:

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

GRANTOR'S NAME & ADDRESS:

Byron Franklin and Angela M. Franklin
1116 Sequoia Trail
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
2474-12820


20130129000038550 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/29/2013 01:15:52 PM 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	Byron & Angela Byron	Grantee's Name	Bank of America, NA
Mailing Address	P O Box 190344	Mailing Address	5401 N Beach Street
	Birmingham, AL 35219-0344		Ft. Worth, TX 76137
Property Address	1116 Sequoia Trail	Date of Sale	12/18/12
	Alabaster, AL 35007	Total Purchase Price \$	124,263.30
		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
- ☐ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal
- ☒ Other Deed

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).

Date12/20/12

Unattested

PrintWilliam J. McFadden

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1

