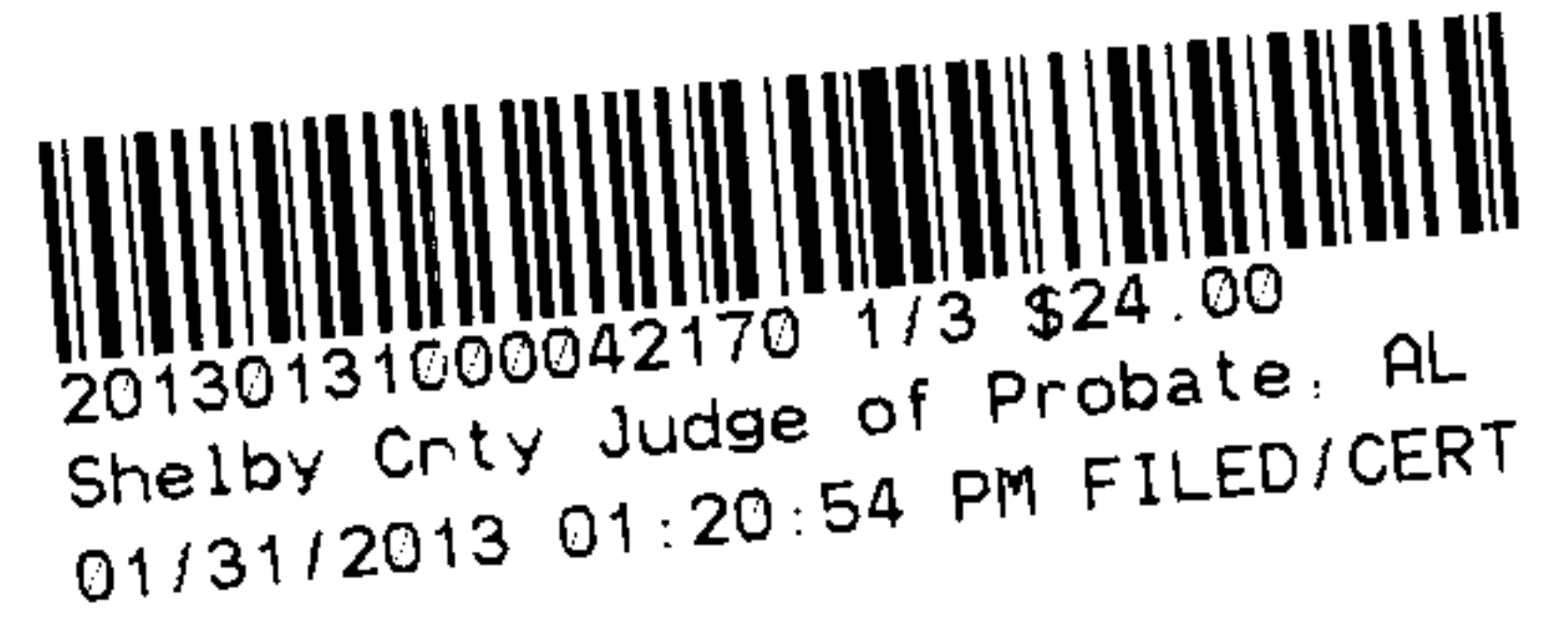


AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY



WHEREAS, Lorrie L. Bowen, an unmarried executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender, EverHome Mortgage Company and Lender's successors and assigns dated December 7, 2007, and Recorded in Instrument Number 20080102000000870 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 20120601000193920 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 6th 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

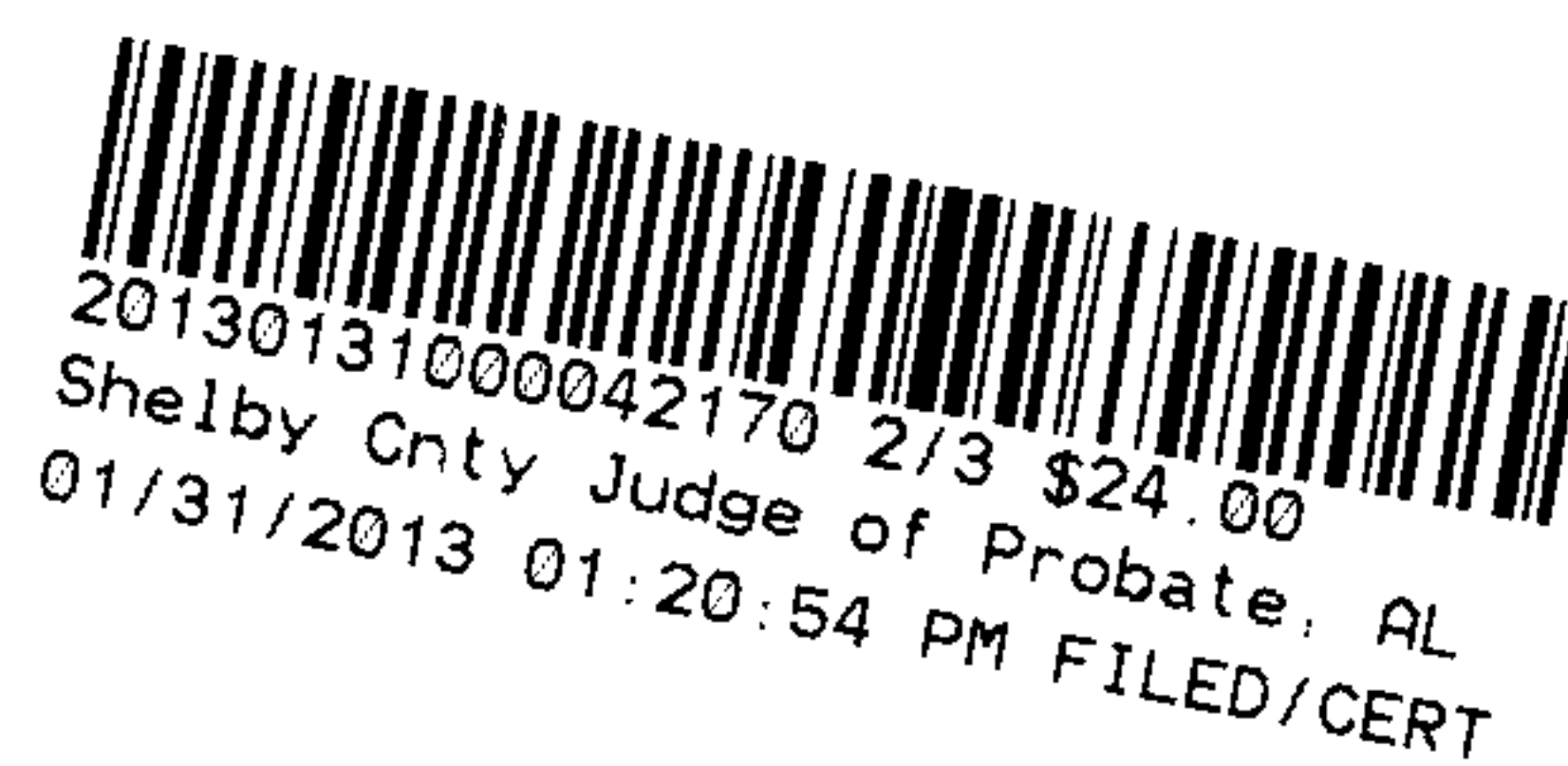
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 6th day of December, 2012, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Federal National Mortgage Association** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$104,392.50**.. The said **Bank of America, N.A.**, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Lorrie L. Bowen 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 **Federal National Mortgage Association**, its successors and assigns, the following described real property situated in the County of Jefferson, State of Alabama, to-wit:

**LOT 2, ACCORDING TO THE SURVEY OF FINAL PLAT OF MIDRIDGE VILLAGE, PHASE 1, AS RECODED IN MAP BOOK 29, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS (for informational purposes only): 403 Midridge Lane Pelham, AL 35124**

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 **Federal National Mortgage Association**, 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.





Real Estate Sales Validation Form

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

Grantor's Name Lorrie L. Bowen  
Mailing Address 6700 Wall Street Apt 10-S  
Mobile, AL 36695

Grantee's Name Federal National Mortgage Associatio  
Mailing Address 5401 N. Beach Street  
Ft. Worth, TX 76137

Property Address 403 Midridge Lane  
Pelham, AL 35124

Date of Sale 12/6/12  
Total Purchase Price \$ 104,392.50

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 Deed  
☐ 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 12/14/12

Print William S. McFadden

Unattested  
(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130131000042170 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/31/2013 01:20:54 PM FILED/CERT