

STATE OF ALABAMA

COUNTY OF Shelby

FORECLOSURE DEED


20130808000324010 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
08/08/2013 03:20:13 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That Sean T O'Donnell and Kellie O'Donnell, husband and wife, did, on to-wit, September 29th, 2005, execute a mortgage to First Franklin, a Division of Nat. City Bank of IN, which mortgage is recorded in Instrument #20051014000537060, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to CITIBANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12 now WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 by instrument recorded in Instrument #20111122000353710 said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of July 10, July 17, and July 24, 2013; and

WHEREAS, on August 6th, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 in the amount of SEVENTY THREE THOUSAND EIGHT HUNDRED AND 00/100THS (\$73,800.00) DOLLARS, which sum the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 ; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of SEVENTY THREE THOUSAND EIGHT HUNDRED AND 00/100THS (\$73,800.00) DOLLARS, on the indebtedness secured by said mortgage, the said Sean T O'Donnell and Kellie O'Donnell, acting by and through the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 by Melvin Cowan, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 by Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A.,

AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12
, the following described real estate situated in Shelby County, Alabama, to-wit:

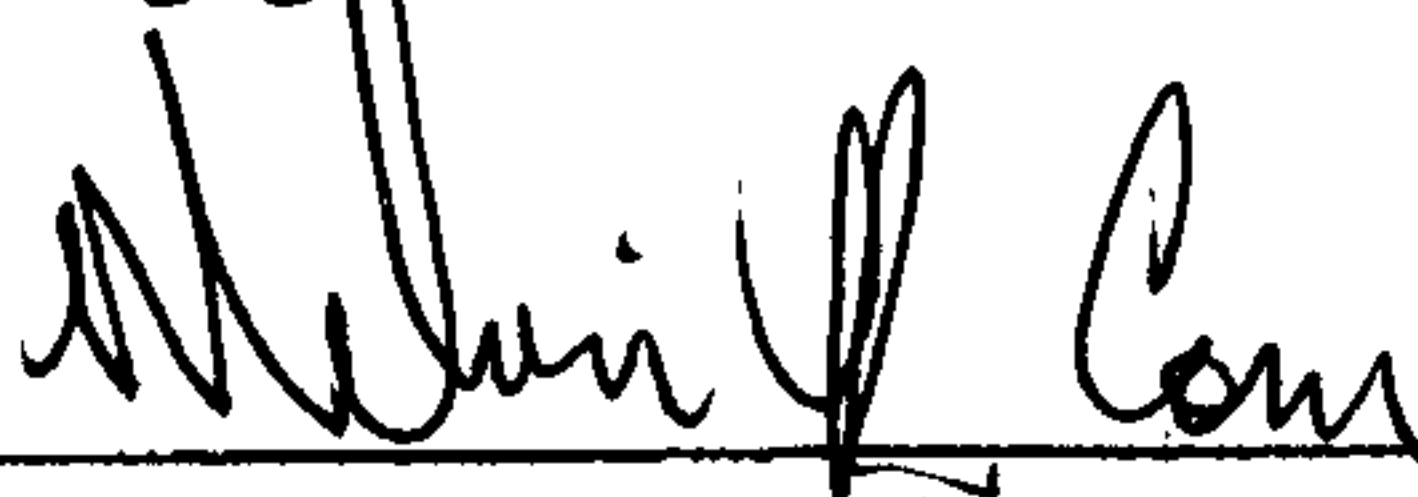
Lot 25-A, Block 267, according to a resurvey of Lots 24 through 27,
Dunstan's Map of Town of Calera, Alabama, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama. Said
Plat is unrecorded in the Proabte Office and is unavailable for recordation

TO HAVE AND TO HOLD THE above-described property unto the said WILMINGTON
TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST
FRANKLIN MORTGAGE LOAN TRUST, SERIES 2005-FF12 forever; subject, however, to the
statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the
State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of
ad valorem taxes.

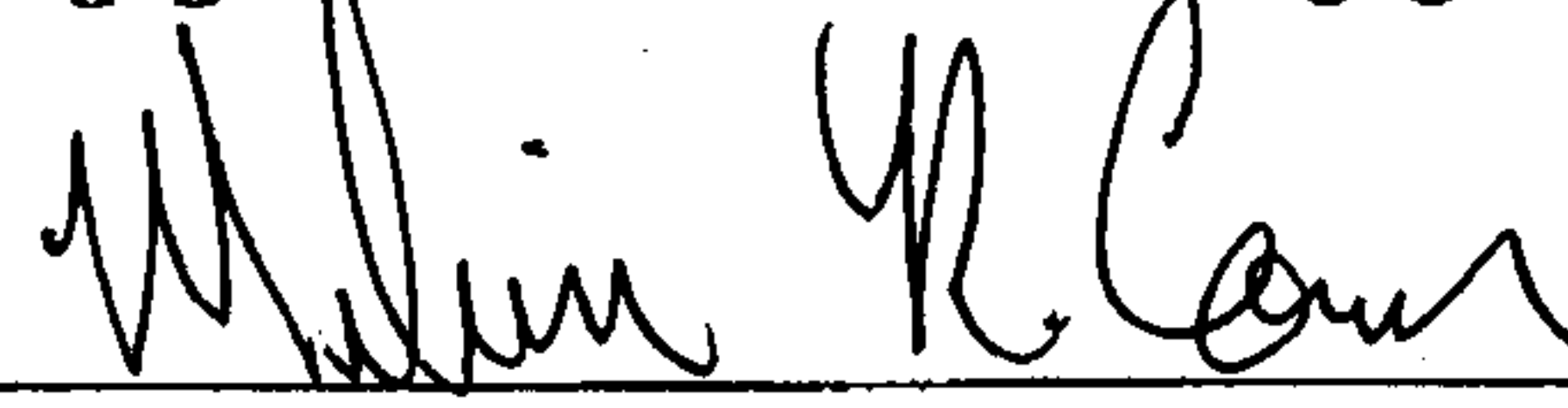
IN WITNESS WHEREOF, the said WILMINGTON TRUST, N.A., SUCCESSOR
TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE
LOAN TRUST, SERIES 2005-FF12 has caused this instrument to be executed by Melvin Cowan
as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and
in witness whereof the said Melvin Cowan has executed this instrument in his/her capacity as such
auctioneer on this the 6th day of August, 2013.

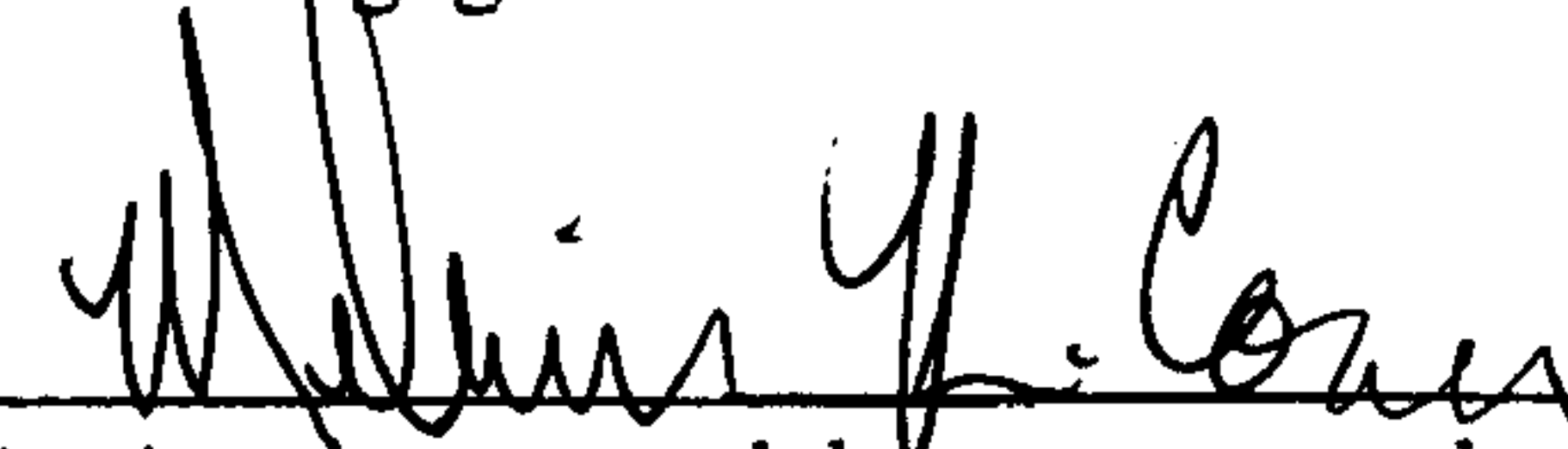
Sean T O'Donnell and Kellie O'Donnell
Mortgagors

By: WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN
MORTGAGE LOAN TRUST, SERIES 2005-FF12
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN
MORTGAGE LOAN TRUST, SERIES 2005-FF12
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee


As Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee



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STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2013.

Melody Bates
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/15

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
7105 Corporate Dr.
Plano, TX 75024



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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 Sean&Kellie O'Donnell
Mailing Address 1943 16th St.
Calera, AL 35040

Grantee's Name Bank of America, N.A.
Mailing Address 7105 Corporate Dr.
Plano, TX 75024

Property Address 1943 16th St.
Calera, AL 35040

Date of Sale 08/06/2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$



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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 FC 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 8/6/13

Print MARCUS CHALK

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Form RT-1