



20140317000073080 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
03/17/2014 12:22:34 PM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, SHAWN GHOLSTON WILFORD and LEONARD WILFORD, wife and husband executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Security Atlantic Mortgage Co., Inc. and Lender's Successors and Assigns on the 15th day of October, 2007 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20071114000522400, 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. by instrument recorded in Instrument Number 20130107000008670 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 of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on January 8th, January 15th and January 22nd, 2014, fixing the time of the sale of said property to be during the legal hours of sale on the 30th day of January, 2014; which said sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama in its issue of February 19th, 2014, fixing the time of the sale of said property to be during the legal hours of sale on the 27th day of February, 2014, 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 27th day of February, 2014, 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 **\$268,277.98**. The said Bank of America, N.A., by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Shawn Gholston Wilford and Leonard Wilford 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 10, ACCORDING TO THE SURVEY OF CHANDA TERRACE 5TH SECTION, AS
RECORDED IN MAP BOOK 14, PAGE 10, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

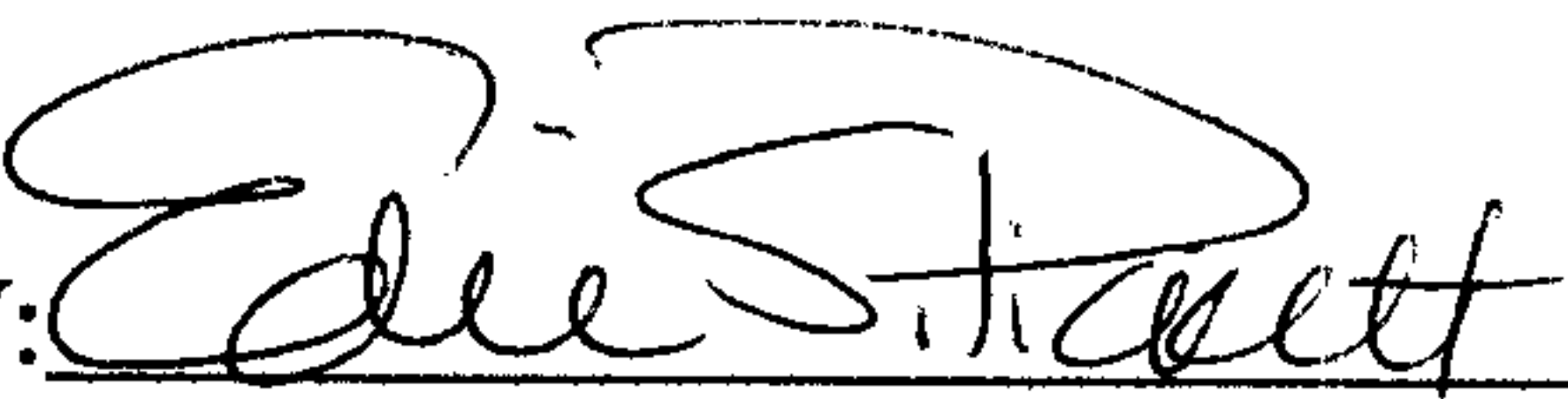
**PROPERTY ADDRESS: 2277 Richmond Circle, Pelham, Alabama
35124**

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 **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 Bank of America, N.A., and Shawn Gholston Wilford and Leonard Wilford, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 27th day of February, 2014.

BANK OF AMERICA, N.A. and
SHAWN GHOLSTON WILFORD and LEONARD
WILFORD

BY: 
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 Shawn Gholston Wilford and Leonard Wilford 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 7th day of March, 2014.


NOTARY PUBLIC
My Commission Expires: _____


NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 18, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

GRANTEE'S ADDRESS:

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

GRANTOR'S ADDRESS:

Shawn Gholston Wilford and Leonard Wilford
2277 Richmond Circle
Pelham, Alabama 35124


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This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172

Real Estate Sales Validation Form

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

Grantor's Name Shawn Gholston Wilford
Mailing Address Leonard Wilford
2277 Richmond Circle
Pelham, Alabama 35124

Grantee's Name Bank of America, N.A.
Mailing Address 5401 N. Beach Street
Ft. Worth, TX 76137

Property Address 2277 Richmond Circle
Pelham, Alabama 35124

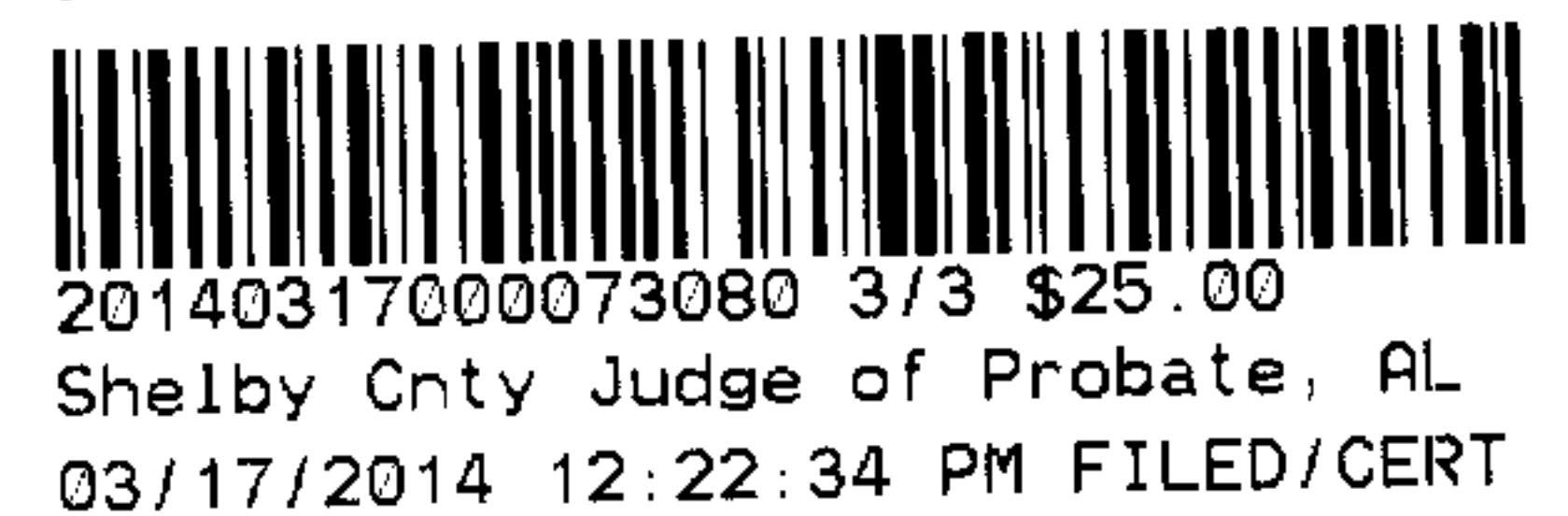
Date of Sale February 27, 2014
Total Purchase Price \$ 268,277.98

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 auctioneer 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).

Date 3/4/14

Print William S. McFadden

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

____ Unattested _____
(verified by)

Print Form

Form RT-1