


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

  
20140814000253780 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/14/2014 10:41:44 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That JAMES BROWN and BONA BROWN, both unmarried, did, on to-wit, January 6th, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Choice funding, Inc., which mortgage is recorded in Instrument No. 20090114000011550, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in Instrument No. 20120810000294880 in said Probate Court records; 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 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 June 11, 18 and 25, 2014; and

WHEREAS, on July 14th, 2014, 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 BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. in the amount of EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY and 00/100ths (\$88,750.00) DOLLARS, which sum the said BANK OF AMERICA, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BANK OF AMERICA, N.A.; 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 EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY and 00/100ths (\$88,750.00) DOLLARS, on the indebtedness secured by said mortgage, the said JAMES BROWN and BONA BROWN, acting by and through the said BANK OF AMERICA, N.A. by Reed Hudson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BANK OF AMERICA, N.A. by Reed Hudson as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BANK OF AMERICA, N.A., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B" recorded in Map Book 11, Page 26 all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. has caused this instrument



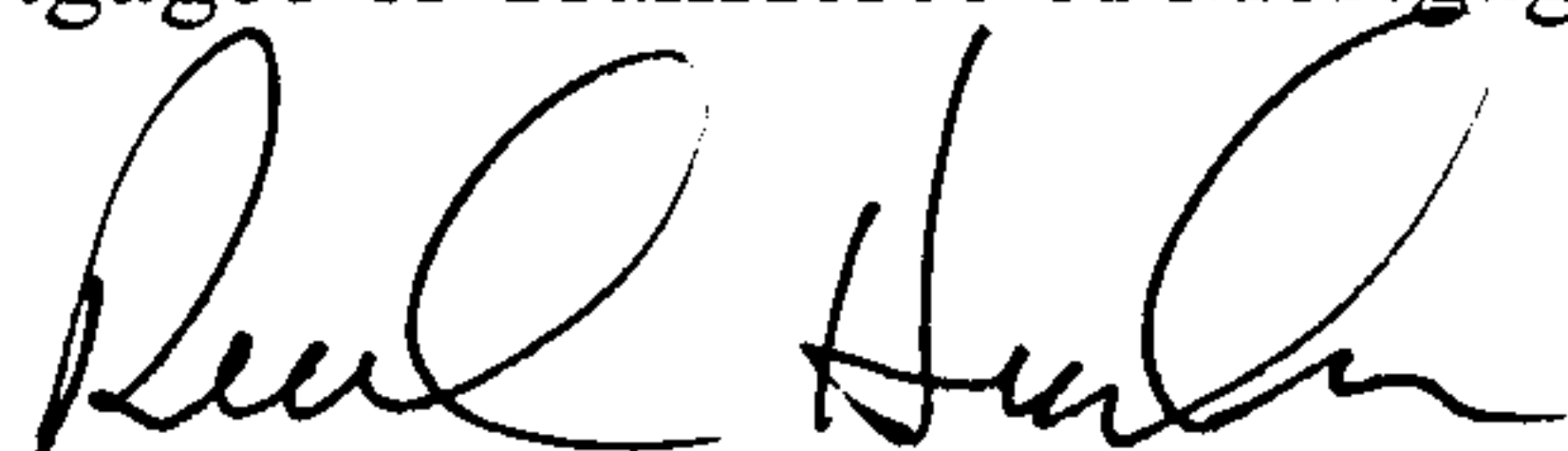
to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Reed Hudson has executed this instrument in his/her capacity as such auctioneer on this the 14th day of July, 2014.


JAMES BROWN and BONA BROWN  
Mortgagors

By: BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee

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

BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee

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

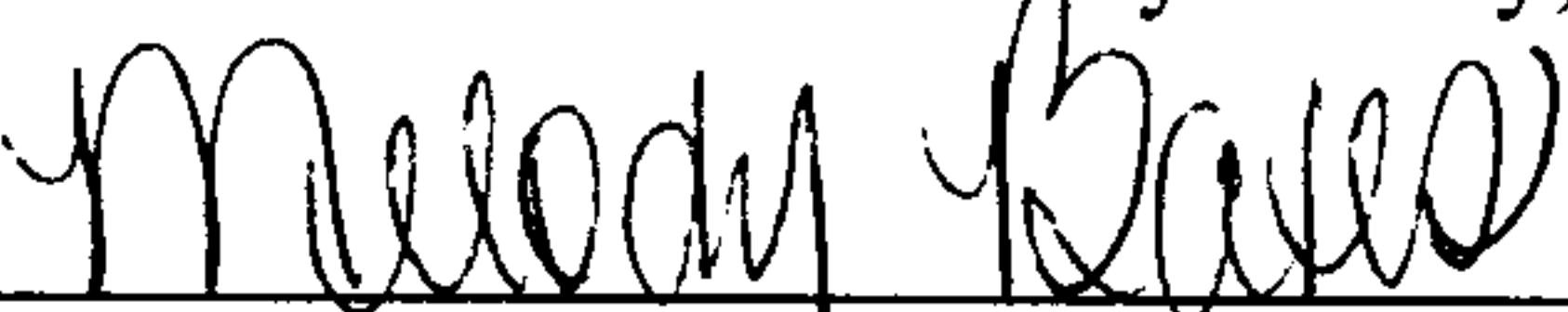
  
As Auctioneer and the person conducting said sale for the Mortgagee  
or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Reed Hudson, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2014.

  
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

Send Tax notice to:  
Grantee's Address:  
7105 Corporate Dr.  
Plano, TX 75024

The following information is required by § 40-22-1

Grantors' Address: 255 Ivy Hills Circle, Calera, AL 35040  
Property Address: 255 Ivy Hills Circle, Calera, AL 35040  
Date of Sale: 07/14/2014  
Consideration: \$88,750.00

  
20140814000253780 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/14/2014 10:41:44 AM 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 James Brown and Bona Brown  
Mailing Address N.A.

Grantee's Name Bank of America, N.A.  
Mailing Address N.A.

Property Address N.A.

Date of Sale July 14, 2014  
Total Purchase Price \$ 88,750.00

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 Foreclosure

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 a

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 8/14/14

Print Reed Hudson

Sign Reed Hudson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

