


SEND TAX NOTICE TO:
Bank of America, N.A.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024


20140819000259410 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
08/19/2014 11:40:39 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of February, 2011, Seth Lee Britt, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Merchants & Farmers Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110211000050410, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, by instrument recorded in Instrument Number 20120515000172520, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; 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, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by



publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 18, 2014, June 25, 2014, and July 2, 2014; and

WHEREAS, on August 11, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

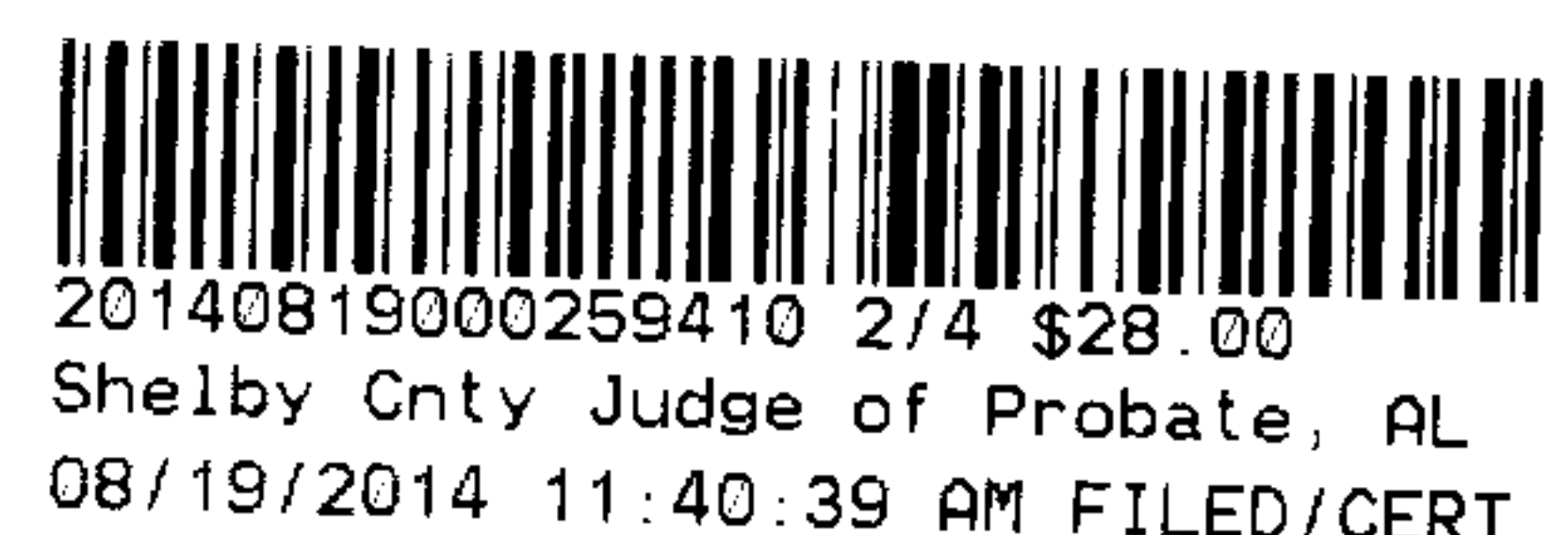
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Bank of America, N.A.; and

WHEREAS, Bank of America, N.A. was the highest bidder and best bidder in the amount of Seventy-Eight Thousand One Hundred And 00/100 Dollars (\$78,100.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bank of America, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West; thence run South 88 degrees 36 minutes 08 seconds East a distance of 3,317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama;



and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Bank of America, N.A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 13 day of Aug, 2014.

Bank of America, N.A.

By: AMN Auctioneering, LLC
Its: Auctioneer

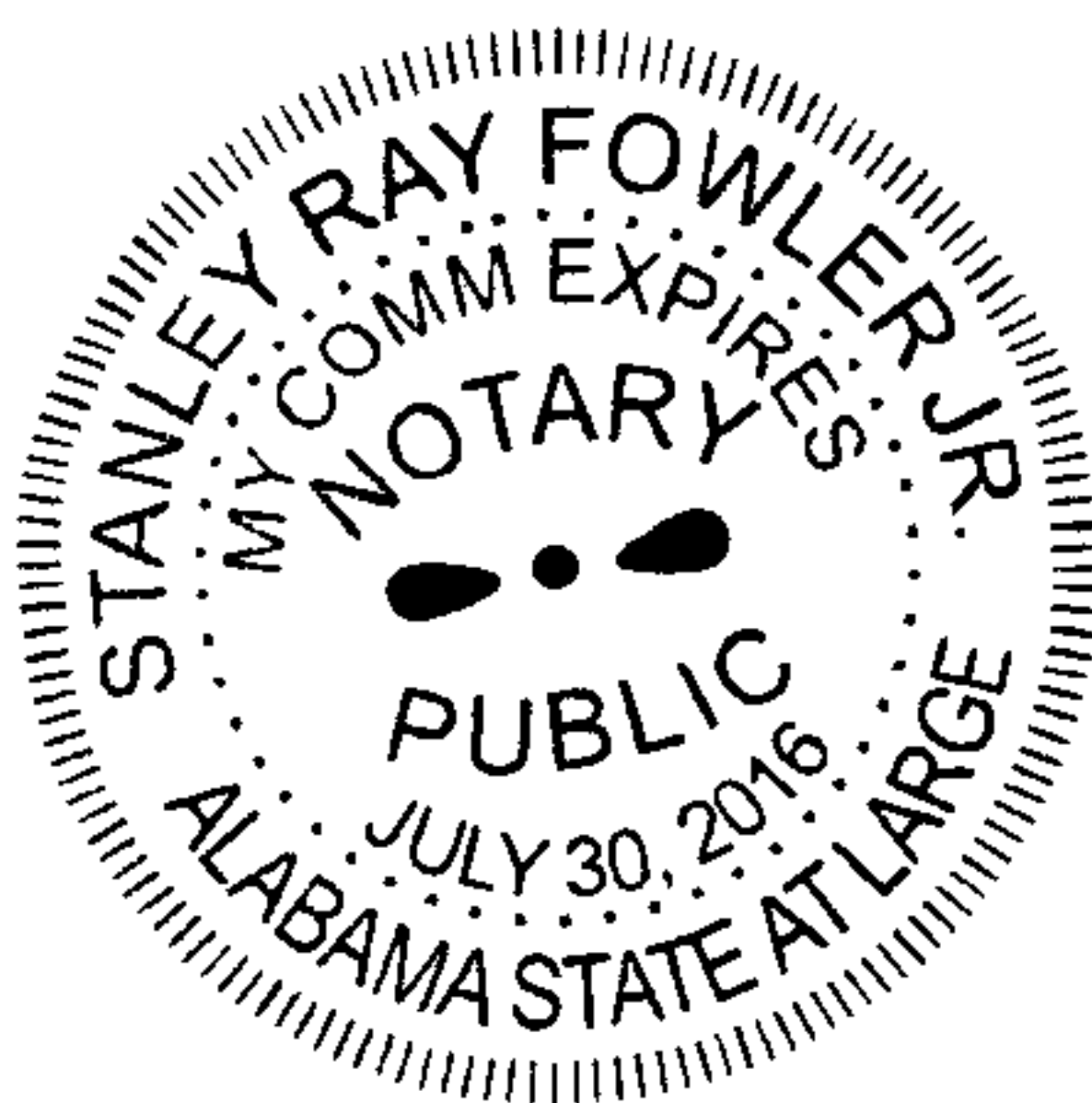
By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Bank of America, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 13 day of Aug, 2014.



This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

[Signature]
Notary Public
My Commission Expires: [Signature]



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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 | <u>Bank of America, N.A.</u> | Grantee's Name | <u>Bank of America, N.A.</u> |
| | <u>c/o Bank of America, N.A.</u> | | <u>c/o Bank of America, N.A.</u> |
| Mailing Address | <u>7105 Corporate Drive, Mail Stop</u> | Mailing Address | <u>7105 Corporate Drive, Mail Stop PTX-</u> |
| | <u>PTX-C-35</u> | | <u>C-35</u> |
| | <u>Plano, TX 75024</u> | | <u>Plano, TX 75024</u> |

| | | | |
|------------------|-----------------------------|--------------|-------------------|
| Property Address | <u>6408 Highway 49</u> | Date of Sale | <u>08/11/2014</u> |
| | <u>Columbiana, AL 35051</u> | | |

| | |
|-------------------------|--------------------|
| Total Purchase Price | <u>\$78,100.00</u> |
| or | |
| Actual Value | <u>\$</u> |
| or | |
| Assessor's Market Value | <u>\$</u> |

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)

| | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Bid Price |
| <input type="checkbox"/> 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.

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 8/11/2014

☐ Unattested
(verified by) _____

Print Tradia Vereen, foreclosure specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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