

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That RONALD L. MCDUFF, a single man, did, on to-wit, December 30th, 2009, execute a mortgage to Superior Bank, which mortgage is recorded in Instrument No. 20100114000013810, 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. as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument No. 20120307000080180 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 July 30, 2014, August 6, 2014 and August 13, 2014; and

WHEREAS, on August 26th, 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 R REALTY, LLC in the amount of FIFTY SIX THOUSAND NINETY ONE and 00/100ths (\$56,091.00) DOLLARS, which sum the said R REALTY, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said R REALTY, LLC ; 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 FIFTY SIX THOUSAND NINETY ONE and 00/100ths (\$56,091.00) DOLLARS, on the indebtedness secured by said mortgage, the said RONALD L. MCDUFF, 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 R REALTY, LLC , the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 302, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said R REALTY, LLC 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 26th day of August, 2014.

RONALD L. MCDUFF
Mortgagors

Shelby County, AL 09/03/2014
State of Alabama
Deed Tax: \$56.50

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

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

Reed Hudson
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 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 26th day of August, 2014.

Melody Bales
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:
140 Resource Center Parkway
Birmingham, AL 35242



20140903000276620 2/3 \$80.50
Shelby Cnty Judge of Probate, AL
09/03/2014 03:00:52 PM 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 BANK of America NA
Mailing Address PO Box 161389
Mobile, AL 36616

Grantee's Name R Realty, LLC
Mailing Address 140 - Resource Center Pkwy.
Bham, AL 35242

Property Address 1287 Village Trl. 35040

Date of Sale 8-26-14
Total Purchase Price \$ 56,091.

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

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 9-3-14

Print Chet Batchelor

Sign Chet Batchelor

(Grantor/Grantee/Owner/Agent) circle one Employee
Form RT-1

☐ Unattested



20140903000276620 3/3 \$80.50
Shelby Cnty Judge of Probate, AL
09/03/2014 03:00:52 PM FILED/CERT