

Send Tax Notice to:
Bank of America, N.A.
c/o Carrington Mortgage Services, LLC
1610 E. St. Andrew Place, Suite B150
Santa Ana, CA 92705

Source of Title:
Instrument # 20070710000323240

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS: That CHRISTOPHER A. LASSITER and ROSHAWNDA LASSITER, Husband and Wife, did, on April 15, 2004, execute a Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, dated March 4, 2009, in the original amount of \$151,235.00, said mortgage being recorded on March 30, 2009 in the Office of the Judge of Probate of Shelby County, Alabama, Instrument #20090330000115760, as last assigned to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., by virtue of that Assignment of Mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama on June 30, 2011, Instrument #20110630000189660 and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. 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, a newspaper of general circulation published in Shelby County, Alabama, on July 23, 2014, July 30, 2014 and August 6, 2014; and

WHEREAS, on August 19, 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., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. in the amount of One Hundred Ninety Four Thousand One Hundred Twenty Dollars and 75/100 (\$194,120.75), which sum the said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefore, 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 One Hundred Ninety Four Thousand One Hundred Twenty Dollars and 75/100 (\$194,120.75), on the indebtedness secured by said mortgage, the said Christopher A. Lassiter and Roshawnda Lassiter, acting by and through the said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P., by Reed Hudson, and said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and that said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P., by Reed Hudson, as said auctioneer and the person conducting the 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., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P., the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property known as 149 Village Drive, Calera, Alabama 35040.

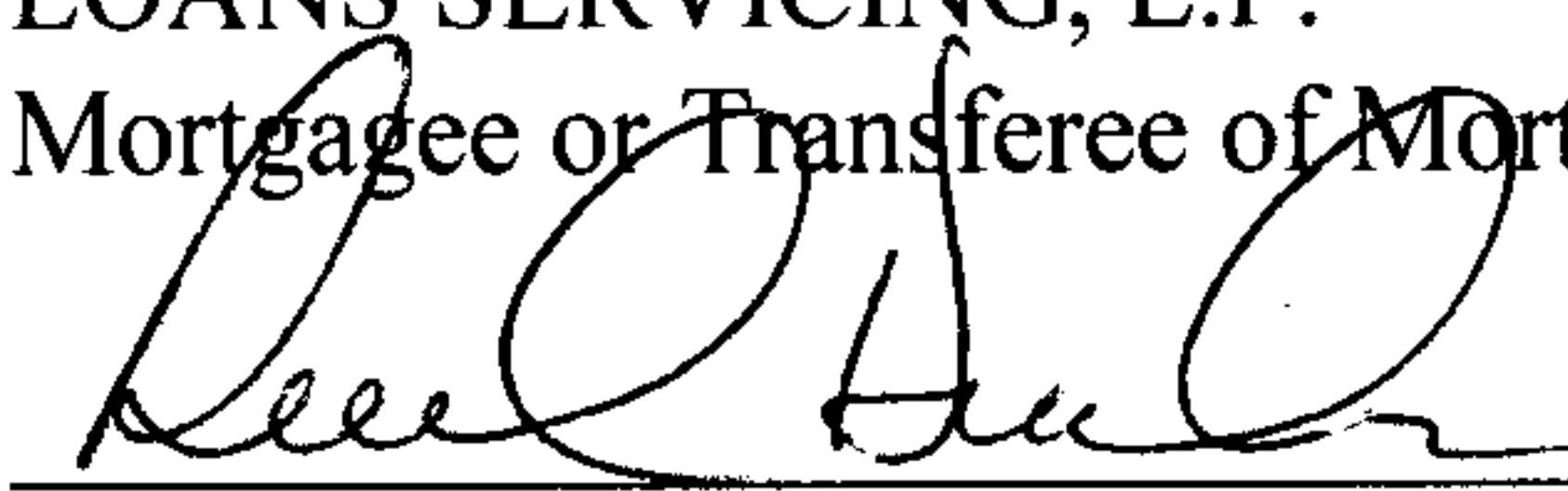
TO HAVE AND TO HOLD the above described property unto Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


IN WITNESS WHEREOF, the said Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, L.P., f/k/a Countrywide Home Loans Servicing, L.P. 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 capacity as such auctioneer on this the 19th day of AUGUST, 2014.

LUBERTHA S. BROOKS AND MARSHALL BROOKS
Mortgagor

By: BANK OF AMERICA, N.A., SUCCESSOR IN
INTEREST TO BAC HOME LOANS
SERVICING, L.P., f/k/a COUNTRYWIDE HOME
LOANS SERVICING, L.P.
Mortgagee or Transferee of Mortgagee

By:

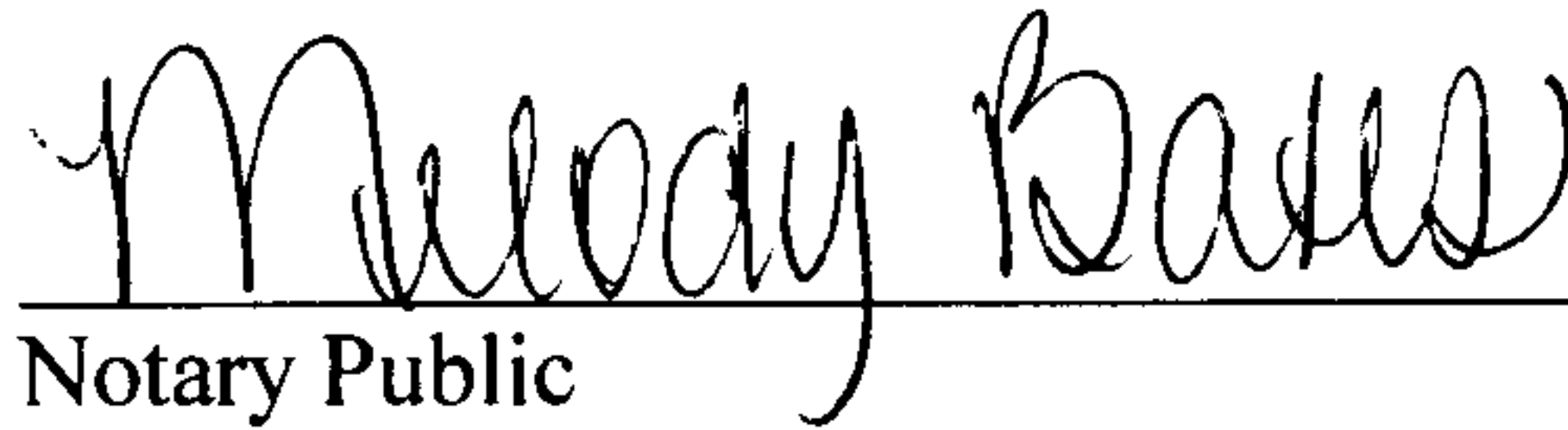

As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – REED HUDSON


20140922000295850 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/22/2014 09:44:19 AM FILED/CERT

STATE OF ALABAMA
CULLMAN COUNTY

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 in his 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 19th day of AUGUST, 2014.



Notary Public

My Commission Expires: 07/29/2015

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: 40 Technology Parkway South
Suite 202
Norcross, Georgia 30092



20140922000295850 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/22/2014 09:44:19 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 Christopher A. Lassiter and Roshawnda Lassiter
Mailing Address 149 Village Drive

Calera, AL 35040

Grantee's Name Bank of America, N.A.
Mailing Address c/o Carrington Mortgage Services, LLC
1610 E. St. Andrew Place, Suite B150
Santa Ana, CA 92705

Property Address 149 Village Drive
Calera, AL 35040

Date of Sale August 19, 2014

Total Purchase Price \$ 194,120.75

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

☐ Appraisal

☐ Sales Contract

☒ Other

FORECLOSURE 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 8/19/2014

Print ROBERT J. SOLOMON

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one
ATTORNEY FOR

Form RT-1



20140922000295850 4/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/22/2014 09:44:19 AM FILED/CERT