

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That TYRONE PACKER AND SHAUNDRA PACKER, husband and wife, did, on to-wit, January 16th, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GTC MORTGAGE COMPANY INC FOR USE IN ALABAMA BY GUARANTY TRUST COMPANY, which mortgage is recorded in Instrument #20090217000055050, 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 #20120511000165770 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 Shelby County Reporter, in its issues of December 31, 2014, January 7, 2015, and January 14, 2015; and

WHEREAS, on January 20th, 2015, 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 NINETY FIVE THOUSAND EIGHT HUNDRED FIFTY AND 00/100THS (\$95,850.00) 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 NINETY FIVE THOUSAND EIGHT HUNDRED FIFTY AND 00/100THS (\$95,850.00) DOLLARS, on the indebtedness secured by said mortgage, the said TYRONE PACKER AND SHAUNDRA PACKER, 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 374, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS,  
SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO TYRONE PACKER AND SHAUNDRA G  
PACKER, HUSBAND AND WIFE FROM WIGGINS BUILDING CORPORATION BY DEED  
DATED OCTOBER 16, 2001, OF RECORD IN BOOK 21, PAGE 49227 IN THE RECORDS FOR  
SHELBY COUNTY, AL

The above referenced mortgage indicates that the address of the property described  
above is: 709 Waterford Lane  
Calera, AL 35040

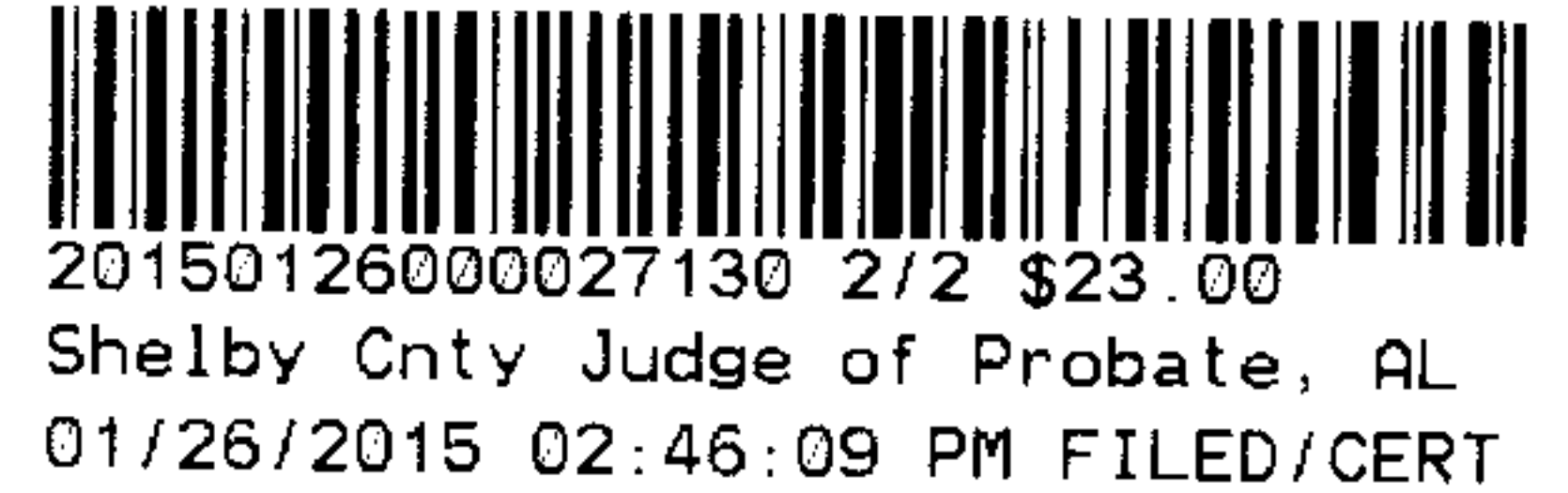
TO HAVE AND TO HOLD THE above-described property unto the said BANK OF  
AMERICA, N.A. forever; subject, however, to the statutory rights of redemption on the part of those  
entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding  
claims arising out of or relating 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 20th day of January, 2015.

TYRONE PACKER AND SHAUNDRA PACKER  
Mortgagors

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

By: BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee  
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 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 20th day of January, 2015.

Melody Balle  
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: 709 Waterford Lane, Calera, AL 35040  
Property Address: 709 Waterford Lane, Calera, AL 35040  
Date of Sale: 20th day of January, 2015  
Consideration: \$95,850.00