


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

  
20150130000032700 1/2 \$268.20  
Shelby Cnty Judge of Probate: AL  
01/30/2015 03:29:08 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That ALBERT D. BREWER and BERONICA S. BROOKS-BREWER, husband and wife, did, on to-wit, October 16th, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Federal Bank, which mortgage is recorded in Instrument No. 20091021000396450, 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. 20140424000120400 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 December 17, 24 and 31, 2014; and

WHEREAS, on January 21st, 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 R REALTY, LLC in the amount of ONE HUNDRED SIXTY FOUR THOUSAND SEVEN HUNDRED TWENTY ONE and 00/100ths (\$164,721.00) 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 ONE HUNDRED SIXTY FOUR THOUSAND SEVEN HUNDRED TWENTY ONE and 00/100ths (\$164,721.00) DOLLARS, on the indebtedness secured by said mortgage, the said ALBERT D. BREWER and BERONICA S. BROOKS-BREWER, 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 20, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Pages 35 A and B, in the Probate Office of Shelby County, Alabama.

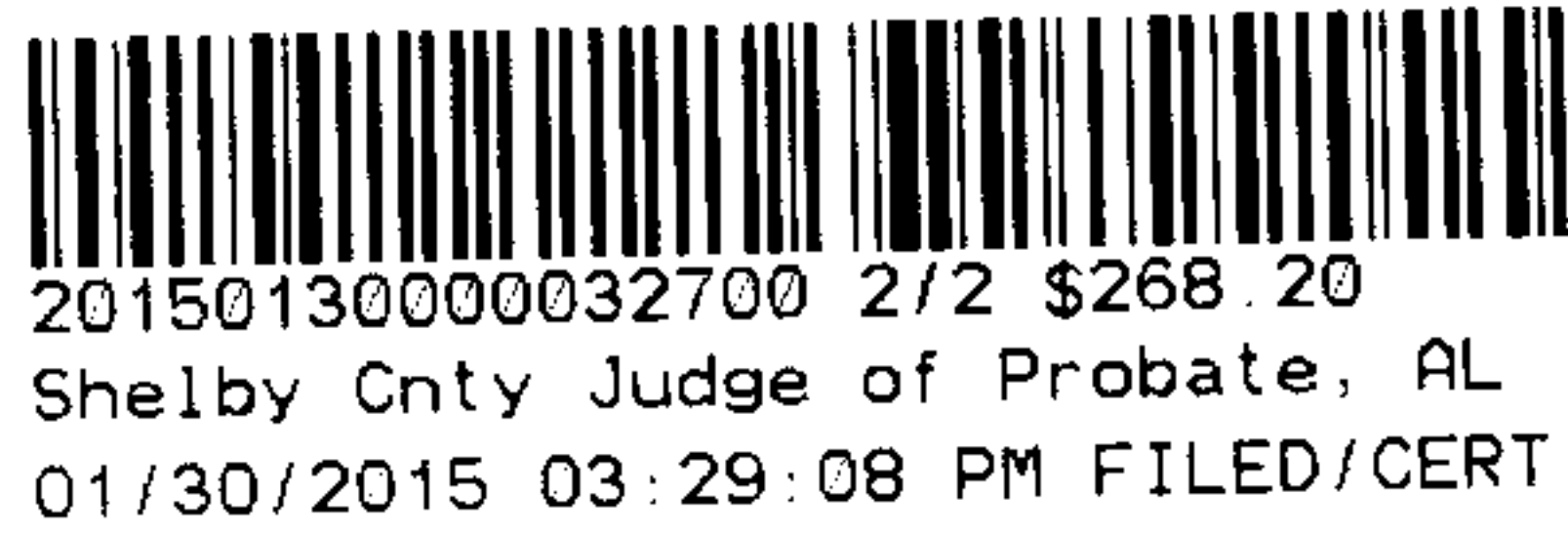
TO HAVE AND TO HOLD THE above-described property unto the said BANK R REALTY, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to 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

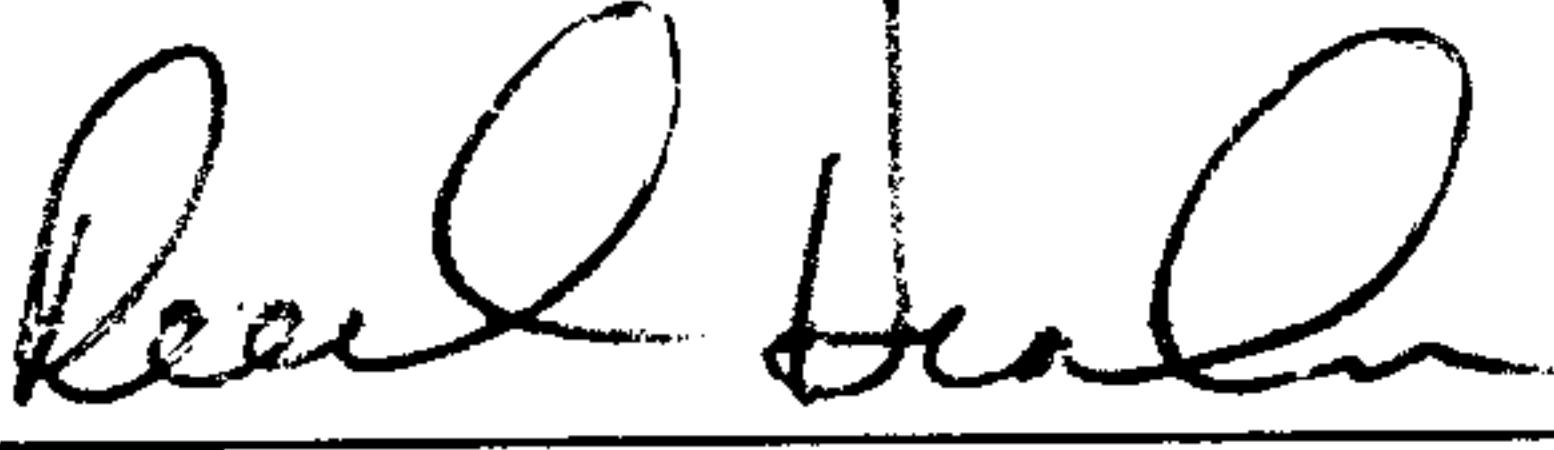


has executed this instrument in his/her capacity as such auctioneer on this the 21st day of January, 2015.


ALBERT D. BREWER and BERONICA S. BROOKS-  
BREWER  
Mortgagors

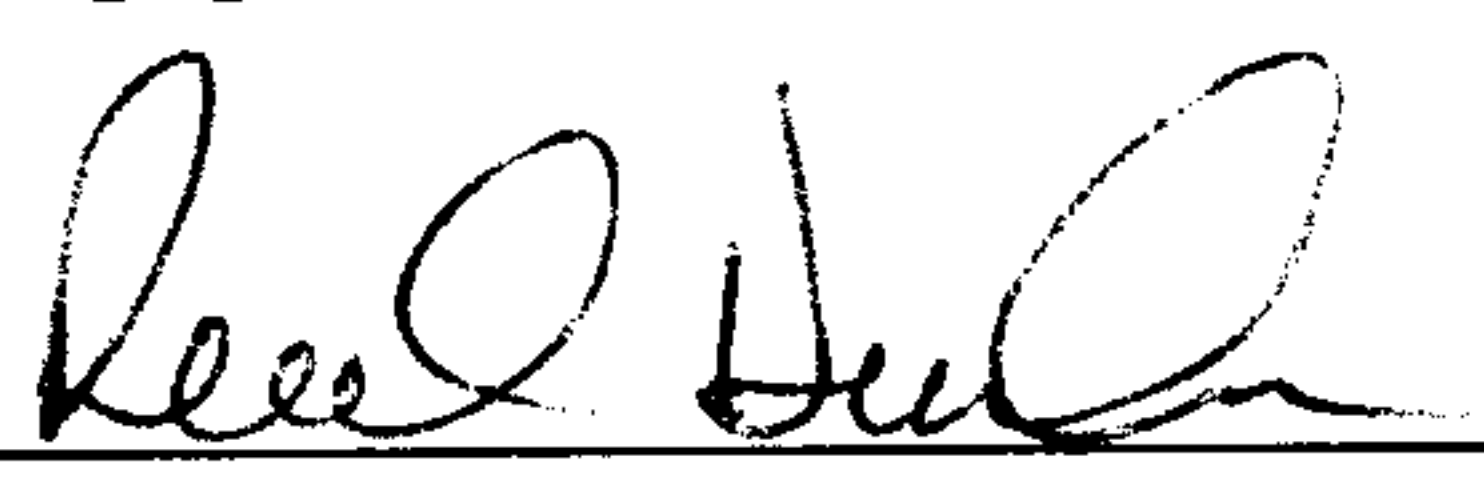


By: BANK OF AMERICA, N.A.  
Mortgagee or Transferee of Mortgagee

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


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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 21st day of January, 2015.

  
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 Pkwy  
Birmingham, AL 35242