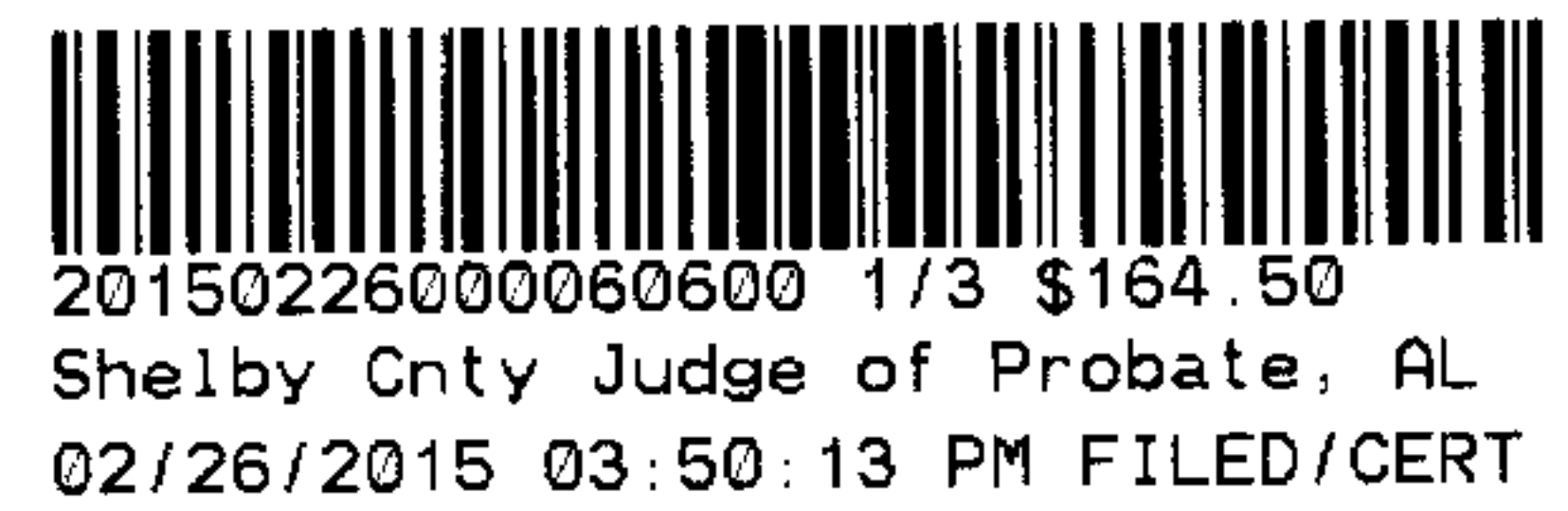


AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY



WHEREAS, DAVID G. SEIDEL, a married man executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Hometown Mortgage Services, Inc., and Lender's Successors and Assigns on the 13th day of November, 2009 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20091118000429540, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument Number 20111024000316940 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on December 31st, 2014, January 7th and January 14th, 2015; fixing the time of the sale of said property to be during the legal hours of sale on the 3rd day of February, 2015, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 3rd day of February, 2015, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **CROWN PROPERTIES OF AL, LLC** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a bid of **\$139,500.00**. The said Bank of America, N.A., by and through Nick Marion as auctioneer, and as its attorney-in-fact, and David G. Seidel by Nick Marion, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **CROWN PROPERTIES OF AL, LLC**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

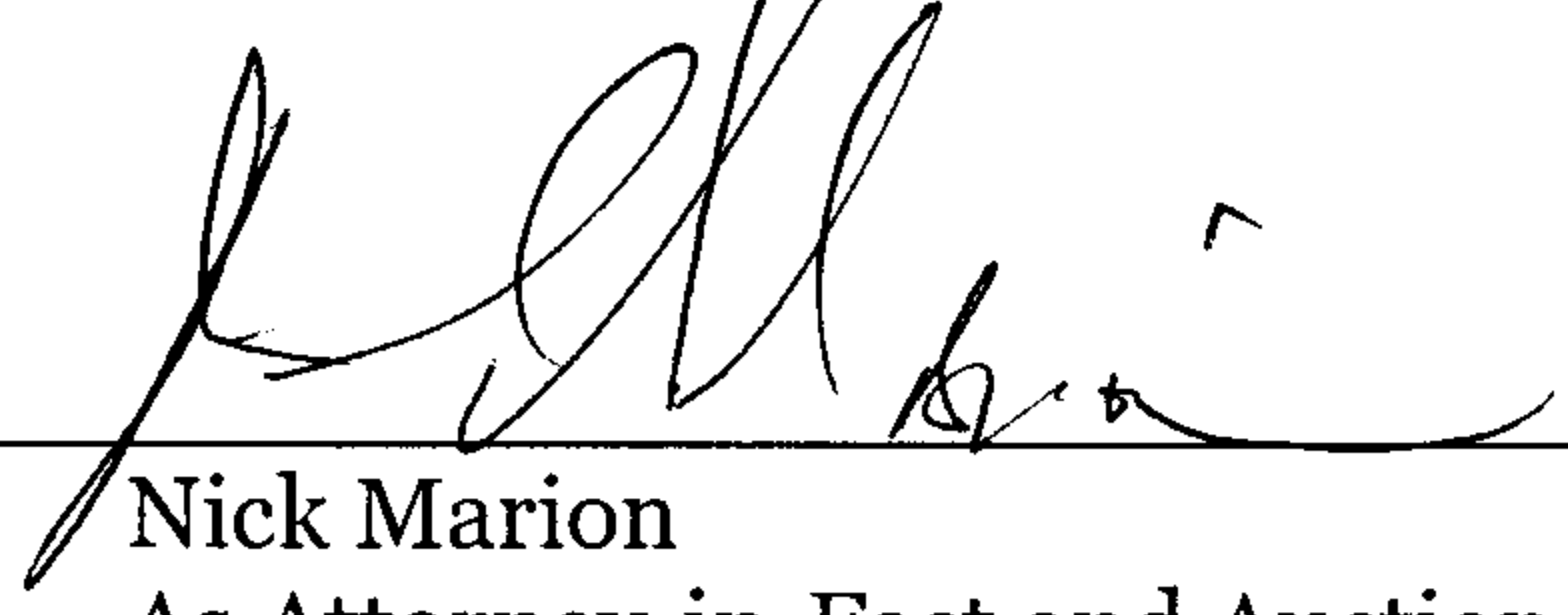
LOT E, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, PHASE THREE, AS RECORDED IN MAP BOOK 8, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 3129 Sunny Meadows Ln., Birmingham, AL 35242

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **CROWN PROPERTIES OF AL, LLC**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Bank of America, N.A., and David G. Seidel, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 3rd day of February, 2015.

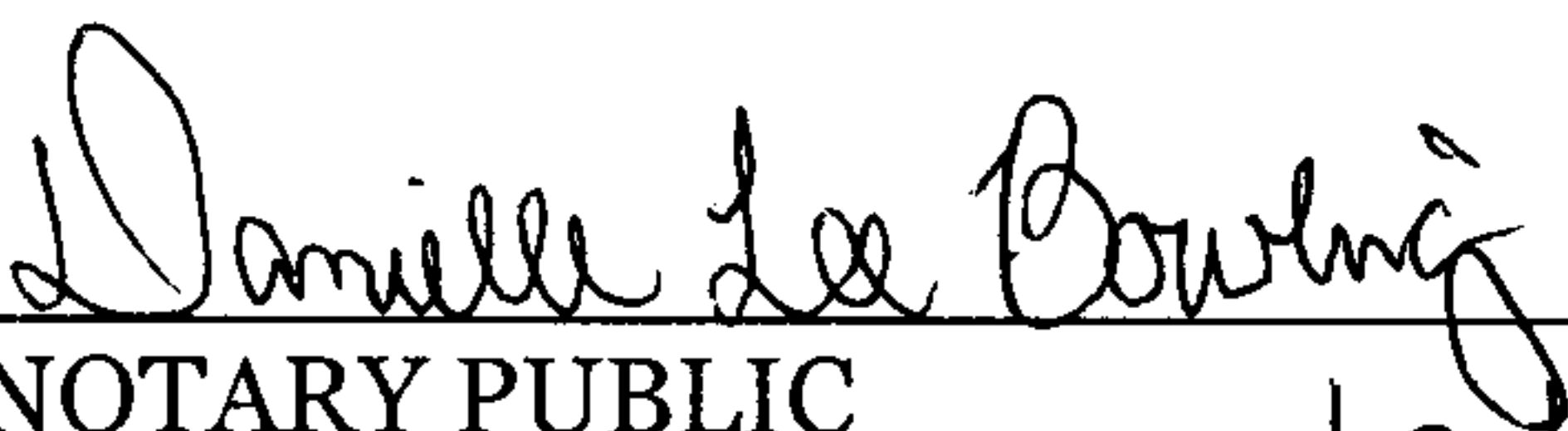
BANK OF AMERICA, N.A. and DAVID G. SEIDEL

BY: 
Nick Marion
As Attorney-in-Fact and Auctioneer

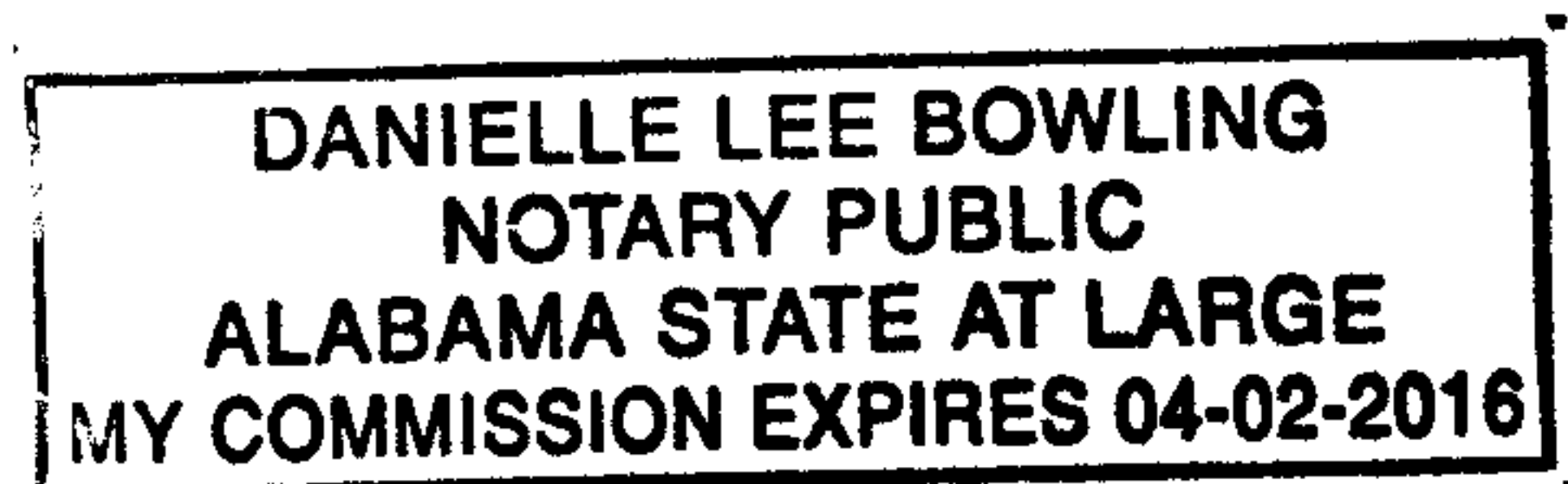
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Nick Marion, whose name as attorney-in-fact and auctioneer for Bank of America, N.A., and David G. Seidel 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 24th day of February, 2015.

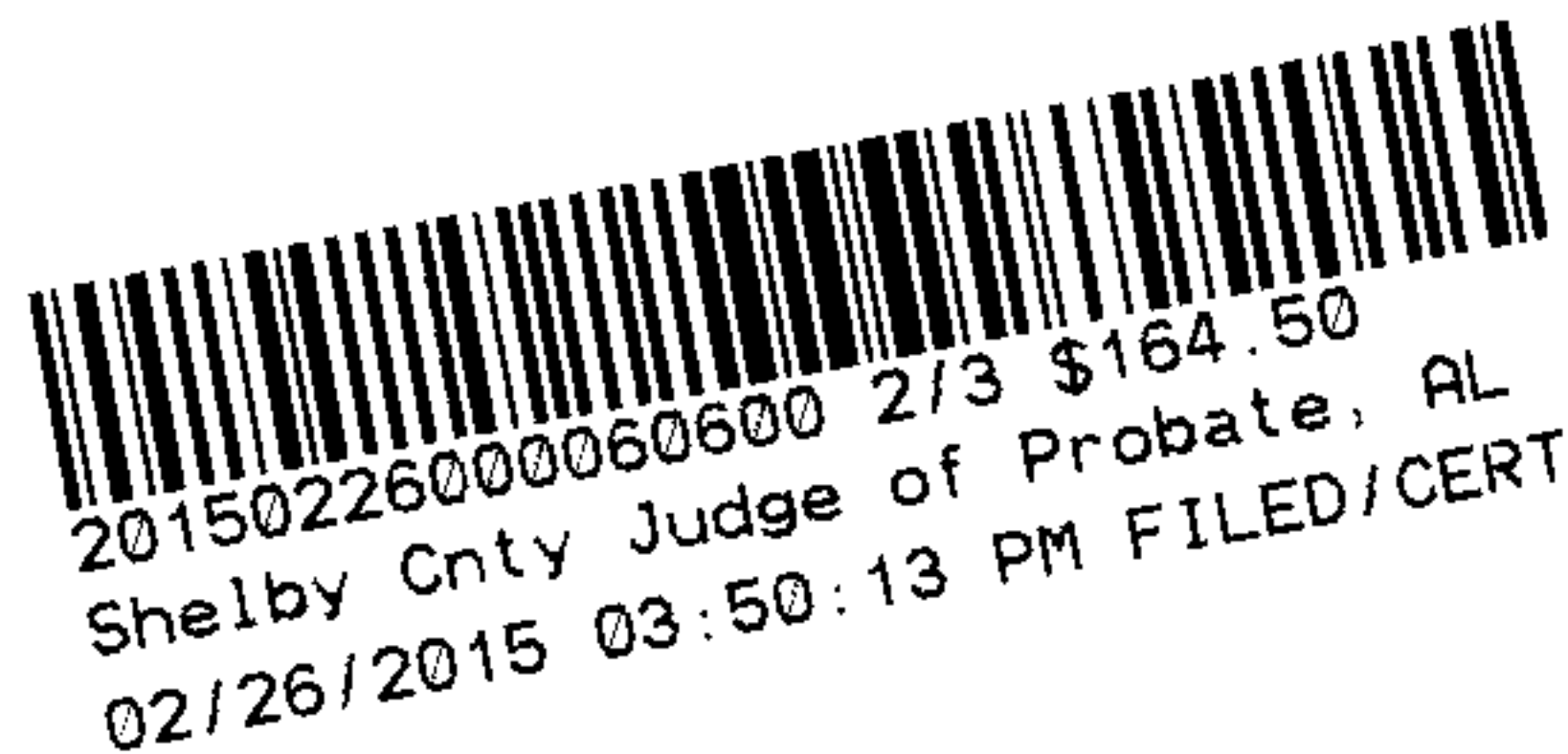

NOTARY PUBLIC
My Commission Expires: 4/2/2016

GRANTEE'S ADDRESS:
Crown Properties of AL, LLC
5260 Greystone Way
Birmingham, AL 35242



GRANTOR'S ADDRESS:
David G. Seidel
3129 Sunny Meadows Ln
Birmingham, AL 35242

This instrument prepared by:
Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Mailing Address

BANK of America
c/o McFadden & Rouse
718 Downtowner Blvd
Mobile, AL 36609

Grantee's Name

Mailing Address

Crown Properties of AL LLC
5260 Weystone Way
Birmingham, AL 35242

Property Address

3129 Sunny Meadows Lane
Birmingham, AL 35242

Date of Sale

FEB 3 2015

Total Purchase Price \$

139,500.00

or

Actual Value

\$

or

Assessor's Market Value \$



20150226000060600 3/3 \$164.50
Shelby Cnty Judge of Probate, AL
02/26/2015 03:50:13 PM FILED/CERT

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

Foreclosure Deed

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 2-26-15

Print

Crown Properties of AL LLC

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1