


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

  
20160217000050110 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/17/2016 12:46:59 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That IMAN R. PAYNE, unmarried man, did, on to-wit, January 21st, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for DHI MORTGAGE COMPANY LTD, which mortgage is recorded in Instrument #20100126000025180, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP NOW BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP by instrument recorded in Instrument #20110630000189680 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 January 20, 27, and February 3, 2016; and

WHEREAS, on February 17th, 2016, 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 ONE HUNDRED TEN THOUSAND ONE HUNDRED NINETY TWO AND 00/100THS(\$110,192.00) 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 ONE HUNDRED TEN THOUSAND ONE HUNDRED NINETY TWO AND 00/100THS(\$110,192.00) DOLLARS, on the indebtedness secured by said mortgage, the said IMAN R. PAYNE, acting by and through the said Bank of America, N.A. by Aaron Warner, 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 Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner 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 17, ACCORDING TO THE SURVEY OF UNION STATION PHASE 1, AS  
RECORDED IN MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA

The above referenced mortgage indicates that the address of the property described  
above is: 392 Union Station Way, Calera, AL 35040

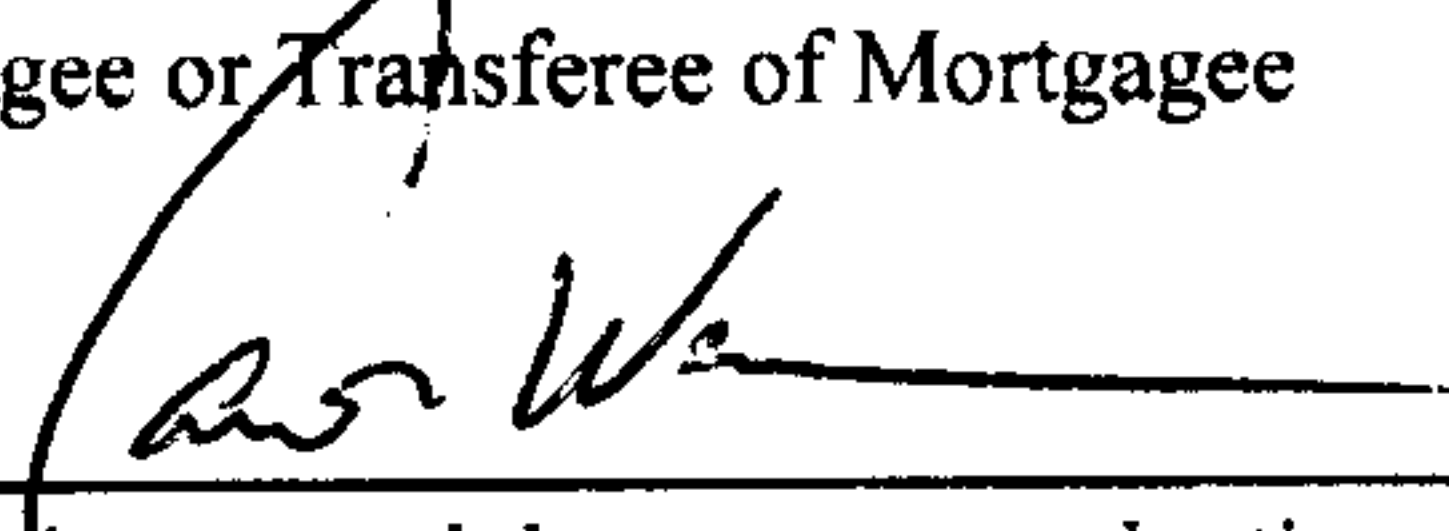
TO HAVE AND TO HOLD THE above-described property unto the said Bank of America, N.A. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating 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 Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 17th day of February, 2016.

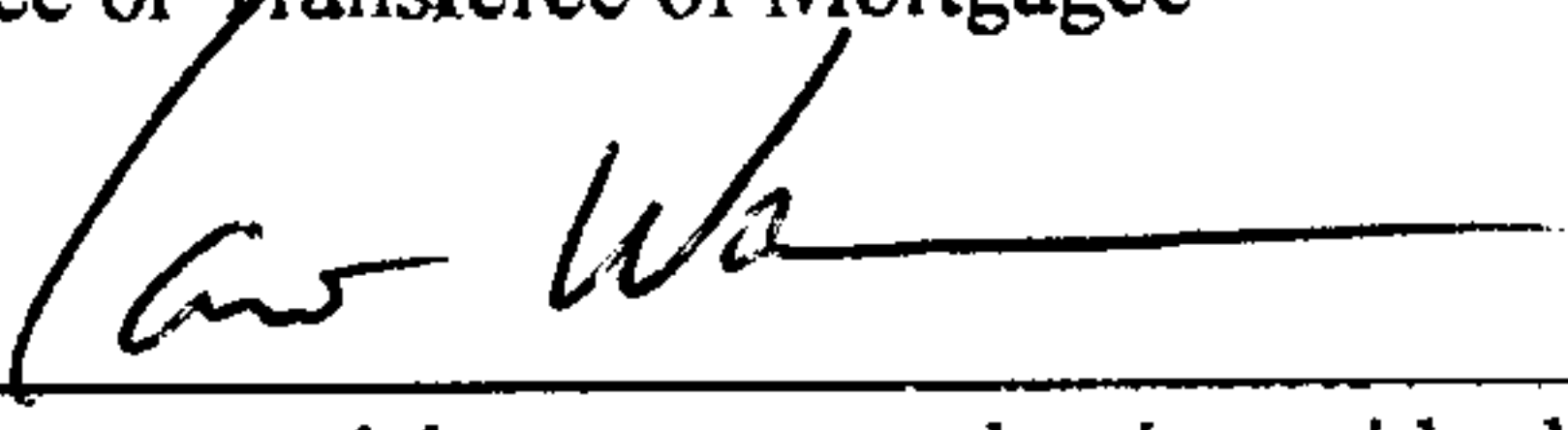


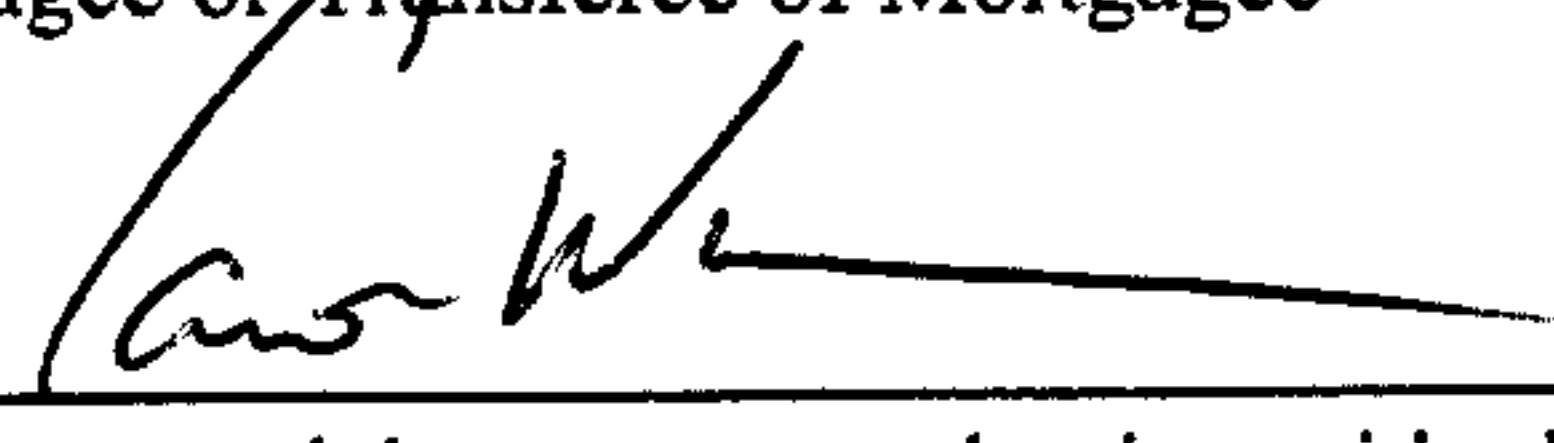
IMAN R. PAYNE  
Mortgagors

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

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

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

STATE OF ALABAMA

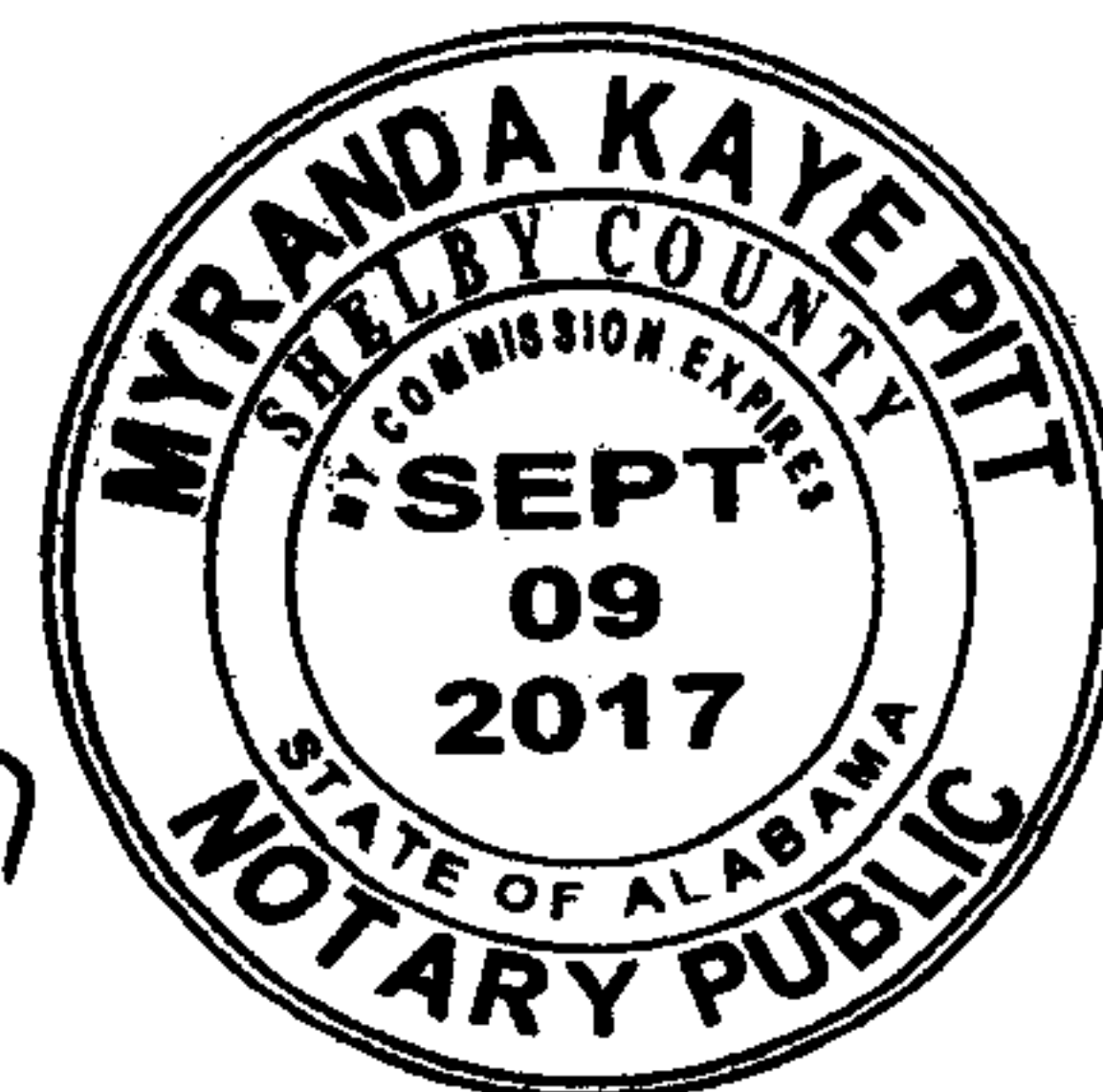
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, 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 17<sup>th</sup> day of February, 2016.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2017



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: 392 Union Station Way, Calera, AL 35040  
Property Address: 392 Union Station Way, Calera, AL 35040  
Date of Sale: 17<sup>th</sup> day of February, 2016  
Consideration: \$110,192.00

