

SEND TAX NOTICE TO:  
Bank of America, N.A.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

STATE OF ALABAMA            )  
SHELBY COUNTY                )

20160307000071540 1/5 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/07/2016 11:15:05 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of March, 2011, Dana T. Vansant and Jackie J. Vansant, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Flagstar Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110404000104380; Scrivener's Affidavit recorded in Instrument Number 20141124000369480, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument Number 20130725000301870, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and



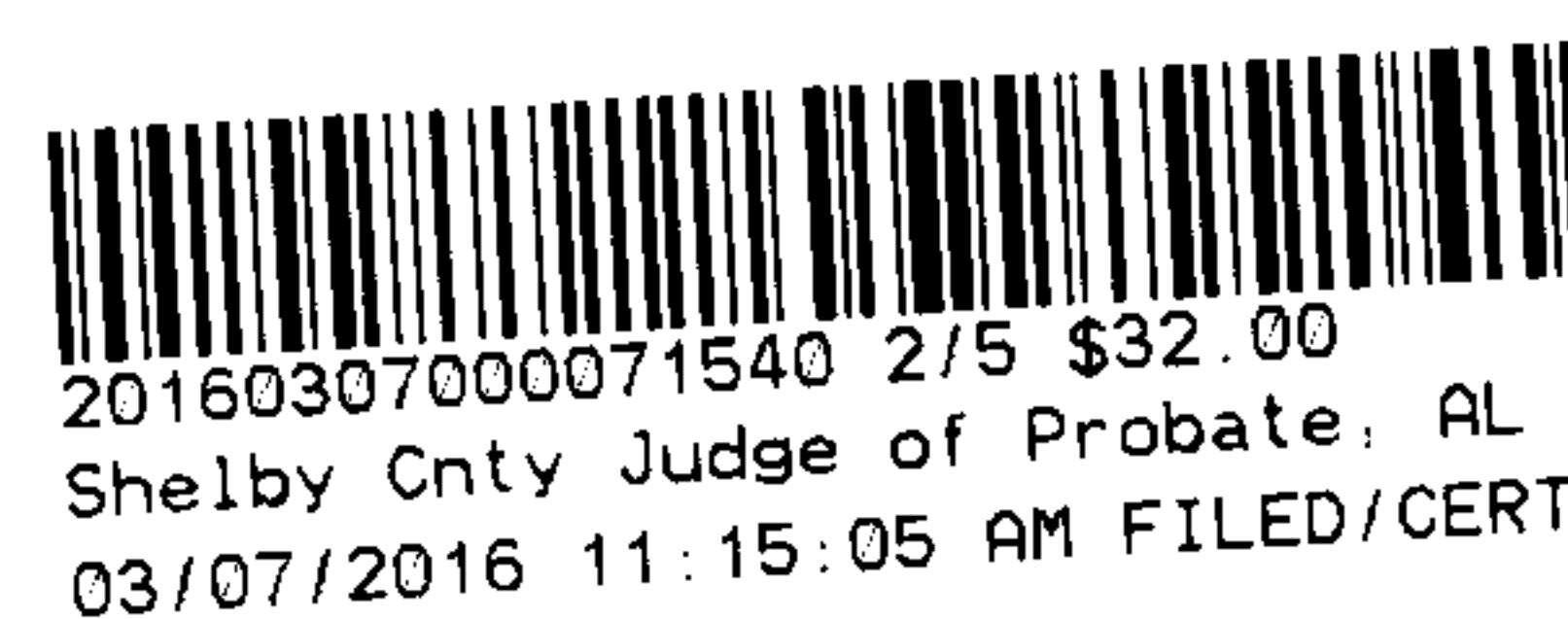
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bank of America, N.A. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 20, 2016, January 27, 2016, and February 3, 2016; and

WHEREAS, on March 2, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Bank of America, N.A.; and

WHEREAS, Bank of America, N.A. was the highest bidder and best bidder in the amount of Two Hundred Thirty-Nine Thousand Four Hundred Seventy-Six And 50/100 Dollars (\$239,476.50) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bank of America, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast 1/2 of Southeast 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the Northwest 1/4 of Southeast 1/4 and Northeast 1/4 of Southwest 1/4, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 10 seconds East (MB) along the said West right of way line of Washington Street a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed South 89 degrees 03 minutes 30 seconds West (MB) along the said North right of way line of Bolton Lane a distance of 452.02 feet to the point of beginning of the one and one-half lots herein described; thence continue South 89 degrees 03 minutes 30 seconds West (MB) along the said north right of way line of Bolton Lane a distance of 215 feet to a point; thence turn all angle of 90 degrees 00 minutes to the right and proceed for a distance of 200 feet to a point; thence turn an angle of 90 degrees 00



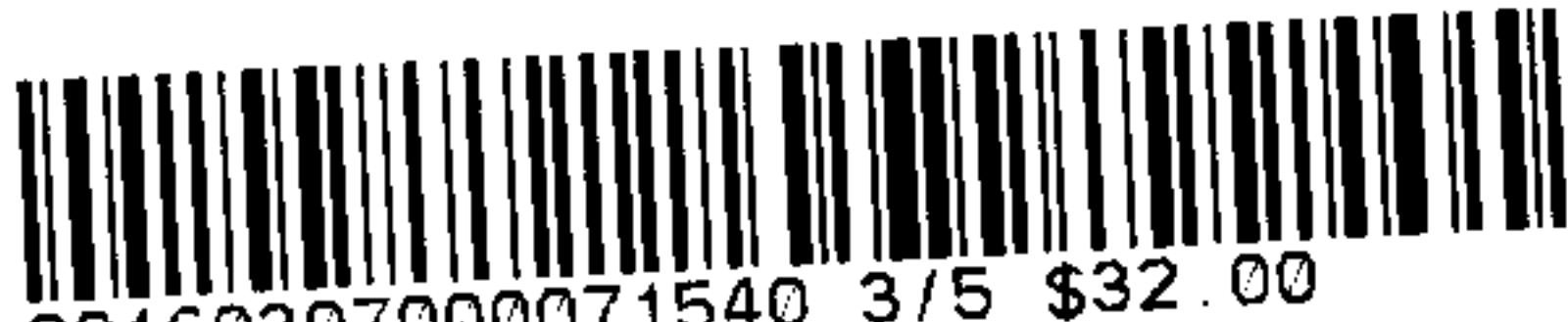


minutes to the right and proceed for a distance of 215 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 200 feet to the point of beginning. Said 1 1/2 lots are lying in the Northwest 1/4 of Southwest 1/4 and Northeast 1/4 of Southwest 1/4 Section 25, Township 21 South, Range 1 West, and have a 50 foot building or set back restriction from the North boundary of Bolton Lane.

Being the same property conveyed by deed dated June 9, 2000 from Jeffrey Louis Moody and Scott Corcoran Moody, co-Personal Representatives of the Estate of Walter E. Moody, to Dana T. Vasant and Jackie J. Vasant and recorded in the Office of the Recorder of Deeds for Shelby County on June 14, 2000 at Instrument #2000-19889.

Saving and Excepting therefrom, all that property conveyed by deed dated July 11, 2001 from Dana T. Vasant and Jackie J. Vasant to Jon Patrick Shugrue and Sharon R. Shugrue and recorded in the Office of the Recorder of Deeds for Shelby County on July 12, 2001 at Instrument #2001-28925.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

  
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IN WITNESS WHEREOF, Bank of America, N.A., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 3 day of March, 2016.

Bank of America, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

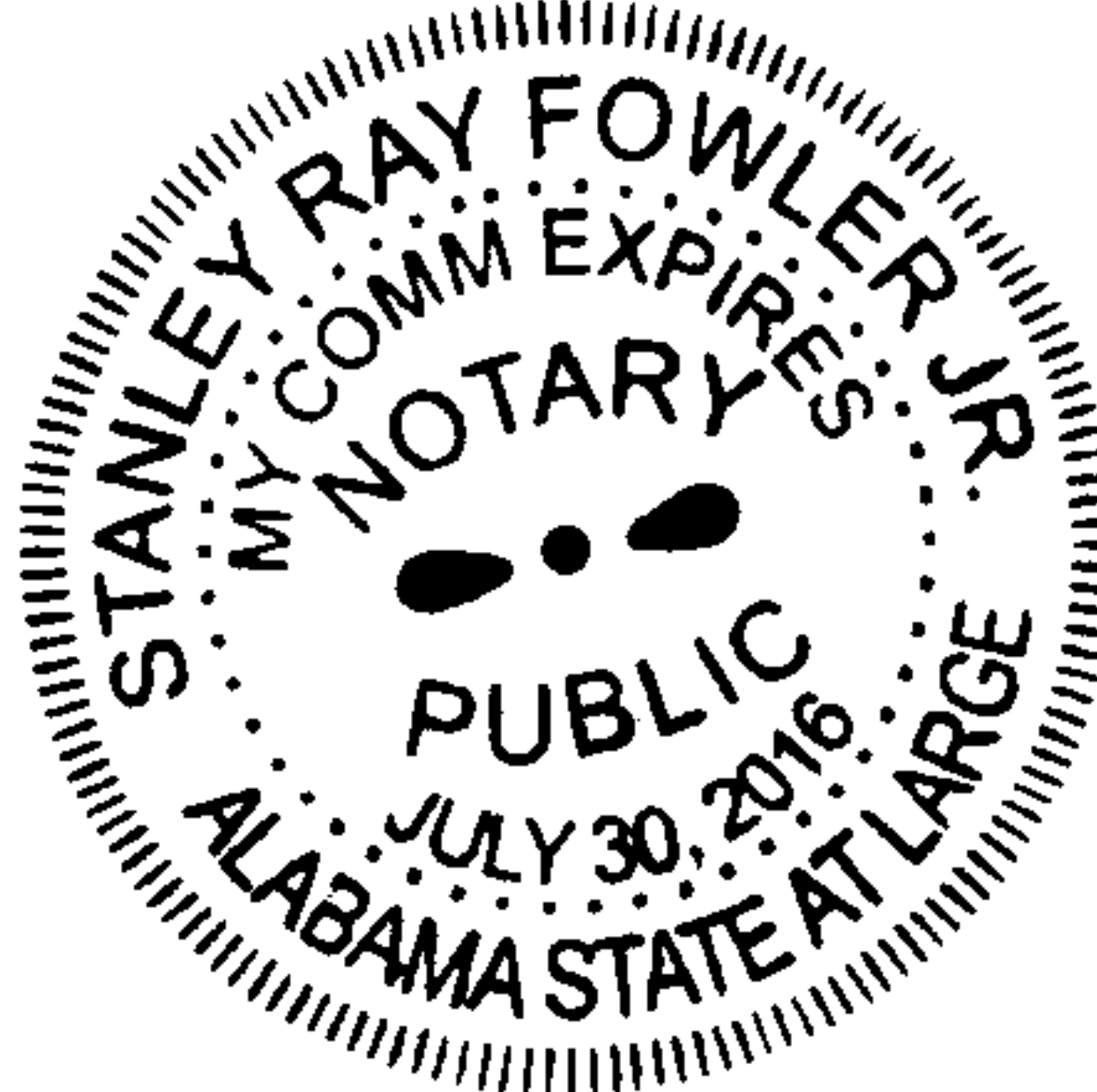
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Bank of America, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 3 day of March, 2016.

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public  
My Commission Expires: [Signature]

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# Real Estate Sales Validation Form

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

Grantor's Name Bank of America, N.A.  
c/o Bank of America, N.A.  
Mailing Address 7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Grantee's Name Bank of America, N.A.  
c/o Bank of America, N.A.  
Mailing Address 7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Property Address 116 Bolton Ln  
Columbiana, AL 35051

Date of Sale 03/02/2016

Total Purchase Price \$239,476.50

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 Bid Price  
☐ 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.


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 03/02/2016

Print Corey Johnson, Foreclosure Specialist

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Corey Johnson  
(Grantor/Grantee/Owner/Agent) circle one

  
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