


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                )

  
20160713000243440 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/13/2016 11:36:21 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of October, 2000, Jimmy Lee Glass and Donna Sue Glass, husband and wife, executed that certain mortgage on real property hereinafter described to Foundation Funding Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-38577, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument Number 20160407000113000, 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 April 27, 2016, May 4, 2016, and May 11, 2016; and

WHEREAS, on July 6, 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, Bank of America, N.A. was the highest bidder and best bidder in the amount of Forty-Seven Thousand Nine Hundred Forty-Six And 51/100 Dollars (\$47,946.51) 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:

Starting at the Southeast corner of the Northwest quarter of Northwest quarter of Section 4, Township 22 South, Range 1 West, run South 79 degrees 16 minutes West for a distance of 438.24 feet to the Point of Beginning; thence run North 51 degrees 47 minutes West for a distance of 171.05 feet to the center line of Donaldson Road; then run South 17 degrees 29 minutes West along center line of Donaldson Road for a distance of 89.55 feet to a point; then run South 41 degrees 23 minutes West along center line of said road for a distance of 135.6 feet to a point; then run South 02 degrees 56 minutes East for a distance of 71.3 feet to a point; then run North 87 degrees 04 minutes East for a distance of 202.76 feet to a point; then run North 17 degrees 29 minutes East for a distance of 149.06 feet back to the Point of Beginning.

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 7 day of July, 2016.

Bank of America, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

By: 

STATE OF ALABAMA )

JEFFERSON COUNTY )

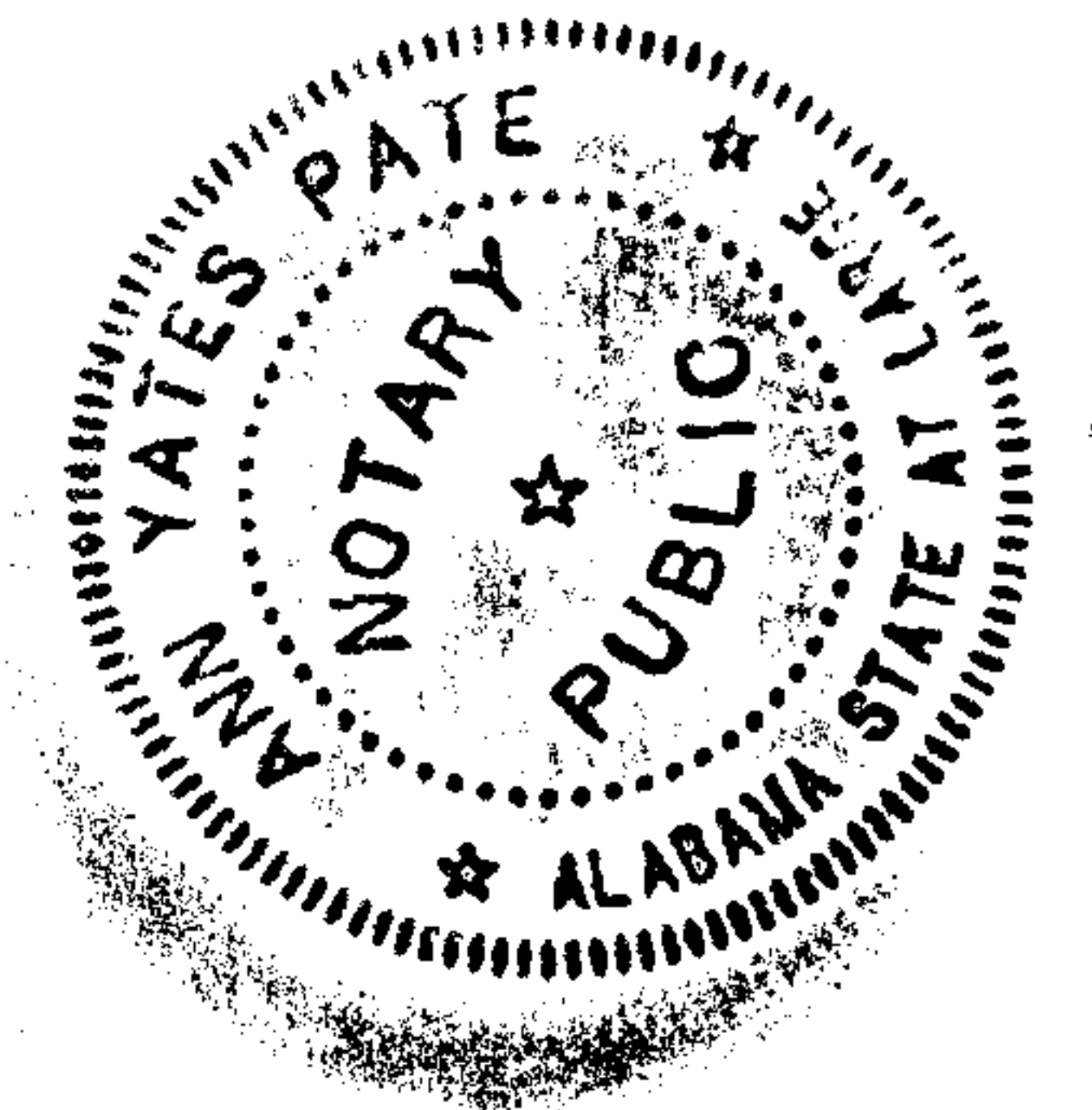
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Bank of America, N.A., is signed to the foregoing conveyance, and who 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 7 day of July, 2016.

  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

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



  
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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 109 Donaldson Road  
Columbiana, Alabama  
35051

Date of Sale 07/06/2016

Total Purchase Price \$47,946.51

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 7/6/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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