


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)

FORECLOSURE DEED


20170131000037370 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/31/2017 10:34:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of January, 2008, Jay Kilgore and Ann Kilgore a/k/a Ann C. Kilgore, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Shore Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080201000041640, modified by Loan Modification Agreement recorded in Instrument Number 20130717000290750, said mortgage having subsequently been transferred and assigned to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by instrument recorded in Instrument Number 20110705000193380, 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP 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 November 16, 2016, November 23, 2016, and November 30, 2016; and

WHEREAS, on January 11, 2017, 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP was the highest bidder and best bidder in the amount of Fifty Thousand Six Hundred Ninety-Two And 00/100 Dollars (\$50,692.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 24, Range 12 East, Shelby County, described as follows: Begin at Northwest corner of said 1/4-1/4 section and run thence Southerly along Western boundary of said 1/4-1/4 section, a distance of 139 feet to a point; thence turn to left and run Easterly parallel with the Northern boundary of said 1/4-1/4 section a distance of 313 feet to a point; thence turn to the left and run Northerly parallel with the Western boundary of said 1/4-1/4 section a distance of 139 feet to a point on the Northern boundary of said 1/4-1/4 section; thence turn to the left and run Westerly along Northern boundary of said 1/4-1/4 section a distance of 313 feet to a Point of Beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank of America, N.A., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, 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 23 day of January, 2017.

Bank of America, N.A., successor by merger
BAC Home Loans Servicing, LP fka
Countrywide Home Loans Servicing, LP

By: Red Mountain Title, LLC
Its: Auctioneer

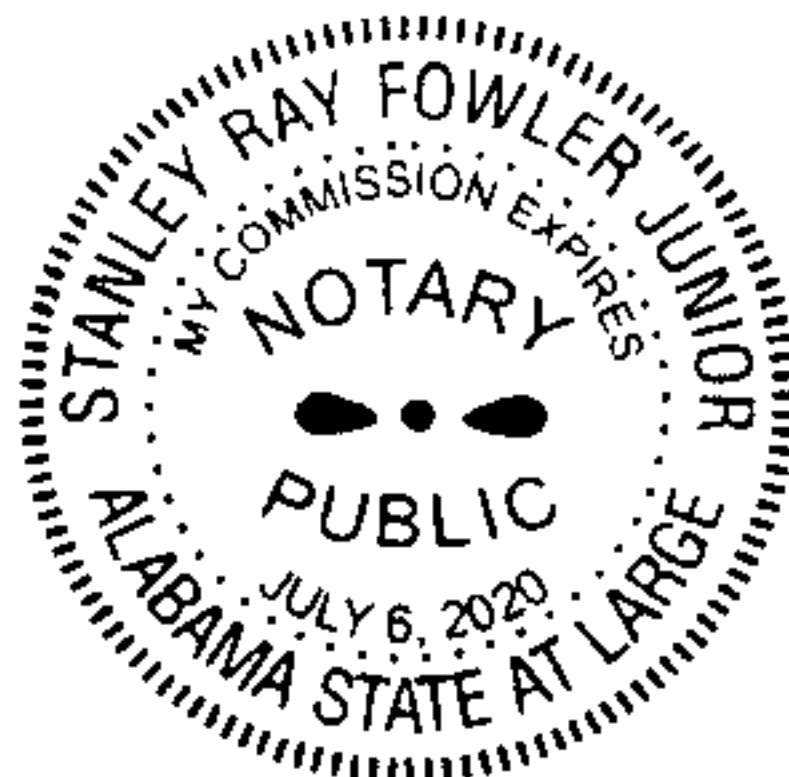
By: [Signature]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, 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., successor by merger BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, 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/she, 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 23 day of January, 2017.



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.,
successor by merger BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP
c/o Bank of America, N.A.

Grantee's Name Bank of America, N.A.,
successor by merger BAC
Home Loans Servicing, LP fka
Countrywide Home Loans
Servicing, LP
c/o Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail
Stop PTX-C-35
Plano, TX 75024

Mailing Address 7105 Corporate Drive, Mail
Stop PTX-C-35
Plano, TX 75024

Property Address 303 Clay Pit Road
Montevallo, AL 35115

Date of Sale 01/11/2017

Total Purchase Price \$50,692.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 1/11/2017

Print Emily Wayne

Sign Emily Wayne

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

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