

20170811000291570
08/11/2017 01:18:27 PM
FCDEEDS 1/4

Send Tax Notice to:
Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP fka
Countrywide Home Loans Servicing, LP
c/o Carrington Mortgage Services, LLC,
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Source of Title:
Inst#20040422000208670

MORTGAGE FORECLOSURE DEED

State of Alabama
Shelby County

KNOW ALL PERSONS BY THESE PRESENTS: That JOEL W. AYCOCK AND KRISSIE AYCOCK, husband and wife, did, on to-wit, August 29, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc., its successors and assigns, in the original principal amount of \$225,787.00, which mortgage was recorded on September 3, 2008, in Inst#20080903000351090 and modified at Inst#20131030000428200; and last assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 15, 2012, in Inst#20120615000212870.

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 to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP 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, a newspaper of general circulation published in Shelby County, Alabama, on 5/10/17, 5/17/17, 5/24/17; and

WHEREAS, on July 18, 2017, 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., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP in the amount of \$184,000.00, which sum Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property 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 payment of \$184,000.00, on the indebtedness secured by said mortgage, JOEL W. AYCOCK AND KRISSIE AYCOCK, husband and wife, acting by and through the said Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Michael Corvin, 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., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the survey of Windstone II Subdivision, as recorded in Map Book 25, page 110, Shelby County, Alabama Records.

Property Known As: 205 Windstone Parkway, Chelsea, AL 35043

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

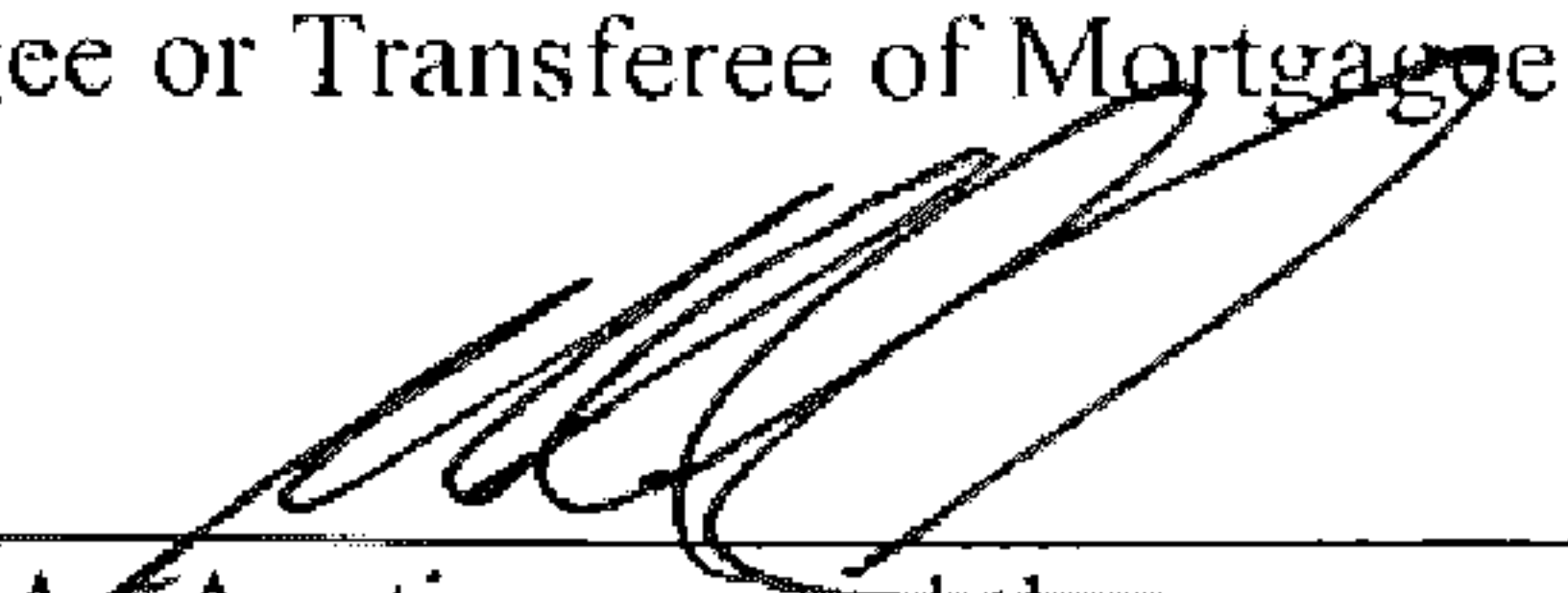
IN WITNESS WHEREOF, the said Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, has caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 9 day of August, 2017.

JOEL W. AYCOCK AND KRISSIE AYCOCK,

Mortgagors

By: Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP fka Countrywide Home
Loans Servicing, LP
Mortgagee or Transferee of Mortgage

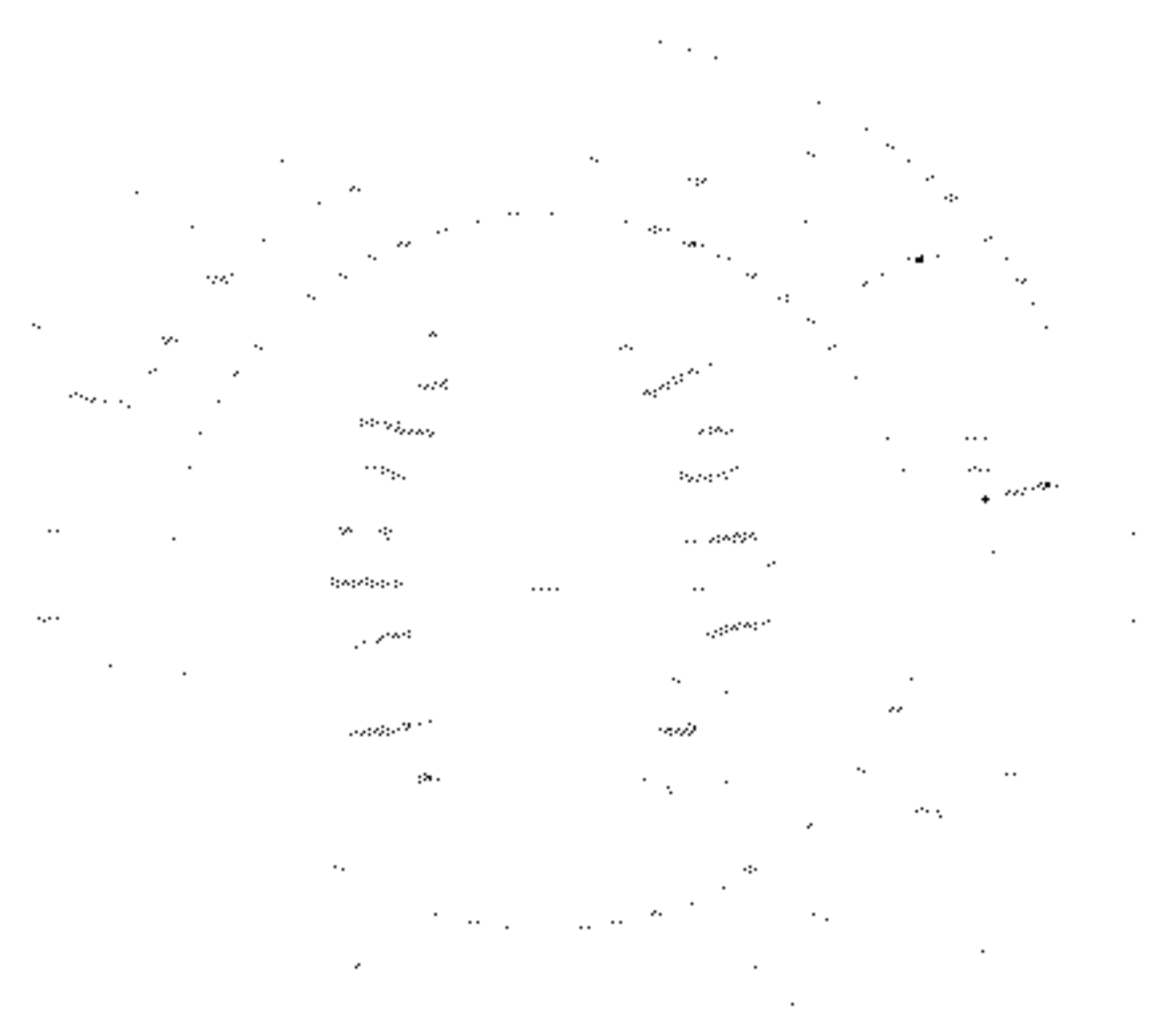
By:



As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgage – Michael Corvin

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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, in the capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of August, 2017.




Notary Public MY COMMISSION EXPIRES:
My Commission Expires: March 26, 2018

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Joel W. Aycock	Grantee's Name	Bank of America, NA
Mailing Address	Krissie Aycock	Mailing Address	c/o Carrington Mortgage Services, LLC
	205 Windstone Pkwy		1600 South Douglass Rd, Suite 200-A
	Chelsea, AL 35043		Anaheim, CA 92806
Property Address	205 Windstone Pkwy	Date of Sale	7/18/17
	Chelsea, AL 35043	Total Purchase Price	\$ 184,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Mortgage Foreclosure Deed
<input type="checkbox"/> 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.

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 8/11/17

Print Robert J. Solomon, Attorney for Bank of America, N.A.

☒ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2017 01:18:27 PM
\$25.00 CHERRY
20170811000291570

**Form RT-1**