

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That JANICE PIERCE GROCE, an unmarried woman, did, on to-wit, February 8th, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for E-Loan, Inc., which mortgage is recorded in Instrument No. 20070219000075910, 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, now BANK OF AMERICA, N.A. as successor by merger to BAC Home Loans Servicing, LP by instrument recorded in Instrument No. 20110324000093080 in 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 The Shelby County Reporter, in its issues of December 20, 2017, December 27, 2017 and January 3, 2018; and

WHEREAS, on January 22nd, 2018, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION in the amount of TWO HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED and 00/100ths (\$255,800.00) DOLLARS, which sum the said FEDERAL NATIONAL MORTGAGE ASSOCIATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION ; 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 TWO HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED and 00/100ths (\$255,800.00) DOLLARS, on the indebtedness secured by said mortgage, the said JANICE PIERCE GROCE, acting by and through the said BANK OF AMERICA, N.A. by Grace Evanko, 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 Grace Evanko as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Grace Evanko as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 2564, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements of Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase 11, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD THE above-described property unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION 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, easements, encumbrances, reservations and exceptions reflected in the mortgage and/or those contained in the records of the office of the Judge of Probate of the county where the above-described property is situated.


IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Grace Evanko as auctioneer and the person conducting said sale for the Mortgagee or Transferee

of Mortgagee, and in witness whereof the said Grace Evanko has executed this instrument in his/her capacity as such auctioneer on this the 23rd day of January, 2018.


JANICE PIERCE GROCE
Mortgagors



20180129000030490 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
01/29/2018 03:35:53 PM FILED/CERT

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

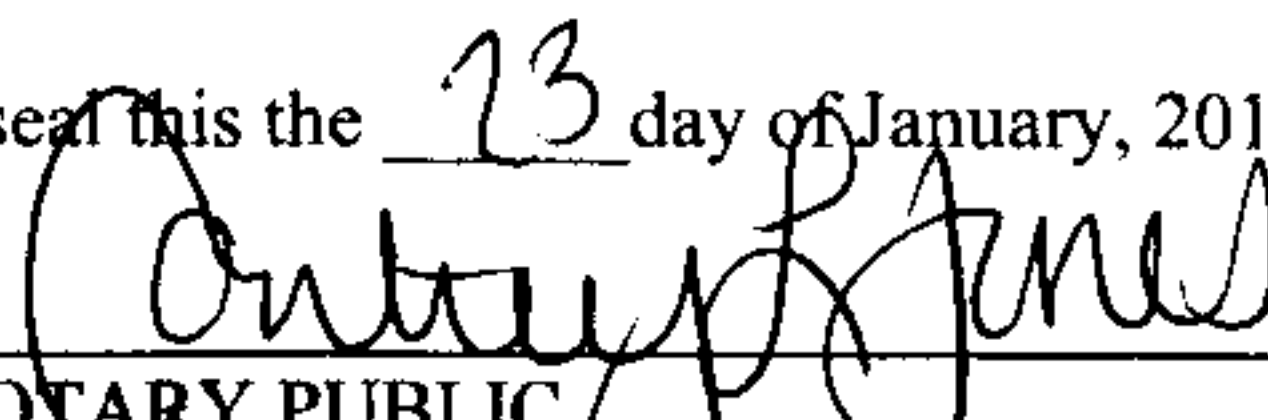

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Grace Evanko, 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 23 day of January, 2018.


NOTARY PUBLIC
MY COMMISSION EXPIRES 3/17/2020

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: P.O. Box 26156, Birmingham, AL 35260
Property Address: 1040 Kings Way, Birmingham, AL 35242
Date of Sale: 1/22/18
Consideration: \$255,800.00

Courtney L. Jones
Notary Public
Alabama State at Large
My Commission Expires 3/17/20

