

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That JAMES T. FERGUSON AND MARY H. FERGUSON, husband and wife, did, on to-wit, July 31st, 1992, execute a mortgage to Southtrust Mortgage Corporation, which mortgage is recorded in Instrument No. 1992-16367, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in Instrument #20170814000294250 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 January 3, 10 and 17, 2017; and

WHEREAS, on January 29th, 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 JOSEPH DEMARAS in the amount of ONE HUNDRED FORTY SIX THOUSAND AND 00/100THS (\$146,000.00) DOLLARS, which sum the said JOSEPH DEMARAS paid cash and said property was thereupon sold to the said JOSEPH DEMARAS ; 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 ONE HUNDRED FORTY SIX THOUSAND AND 00/100THS (\$146,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said JAMES T. FERGUSON AND MARY H. FERGUSON, acting by and through the said BANK OF AMERICA, N.A. by Lansing Skidmore, 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 Lansing Skidmore as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Lansing Skidmore as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto JOSEPH DEMARAS, the following described real estate situated in Shelby County, Alabama, to-wit:

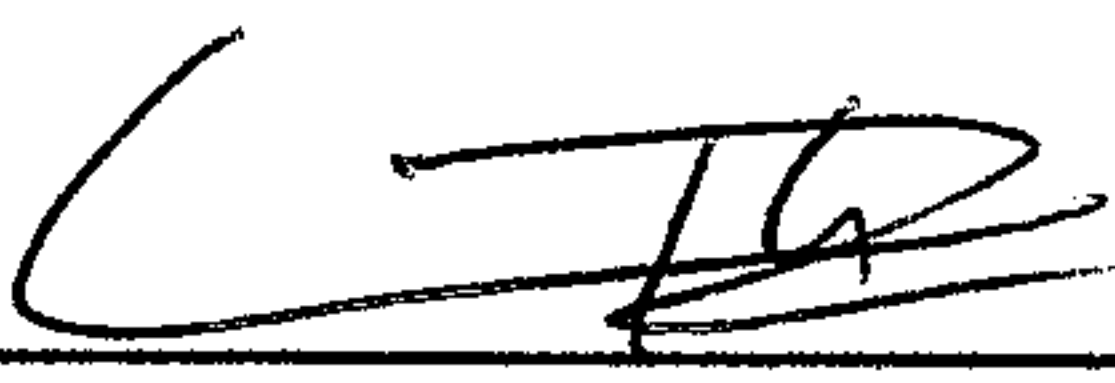
LOT 50, ACCORDING TO THE SURVEY OF MEADOW BROOK, 6TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD THE above-described property unto the said JOSEPH DEMARAS 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.

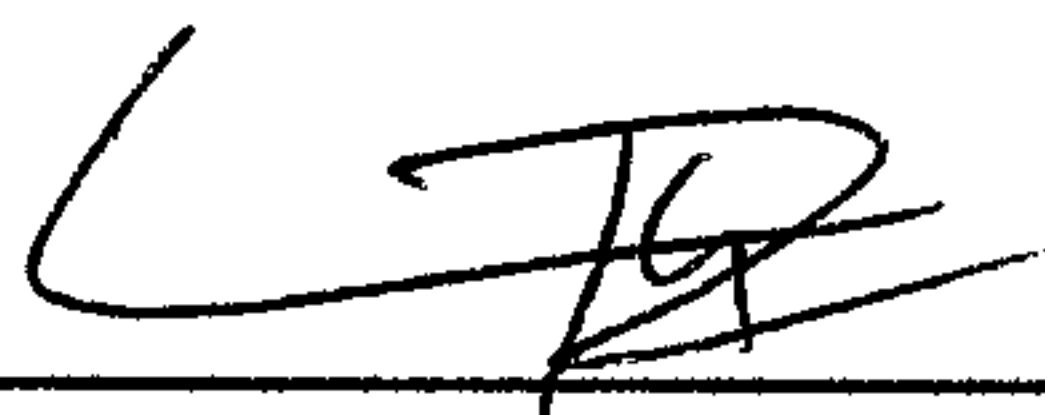
IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Lansing Skidmore as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Lansing Skidmore has executed this instrument in his/her capacity as such auctioneer on this the 31th day of January, 2018.

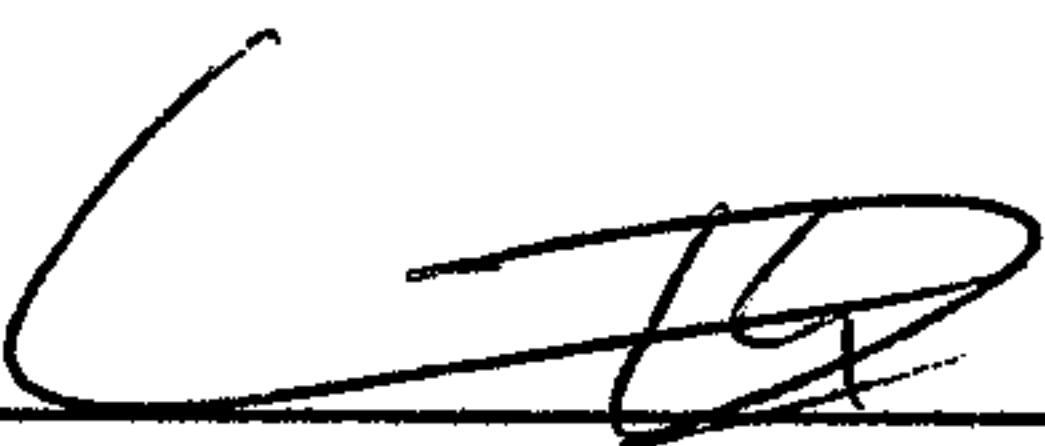
JAMES T. FERGUSON AND MARY H. FERGUSON
Mortgagors

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

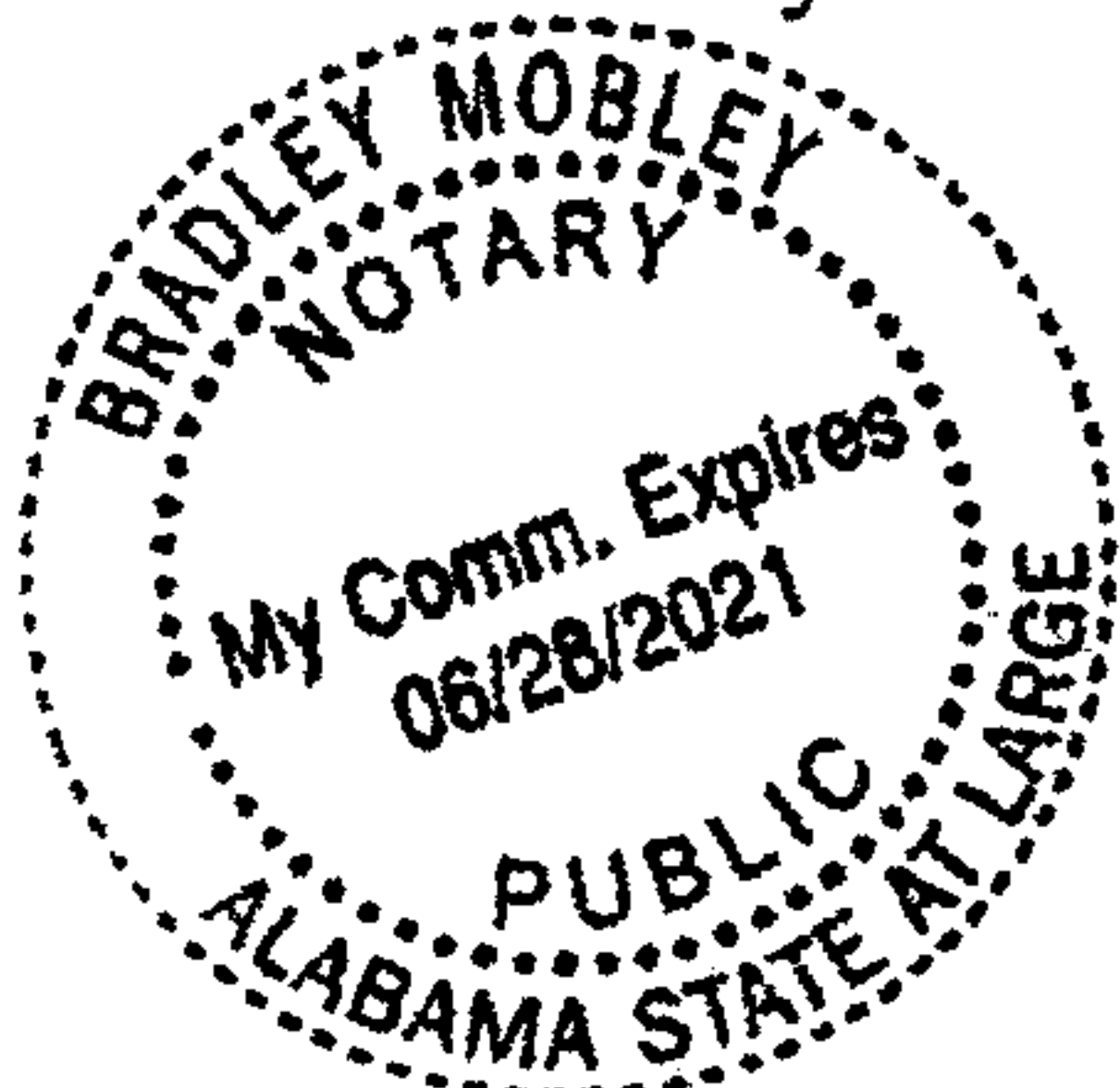

As Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee


STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Lansing Skidmore, 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 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 31 th day of January, 2018.

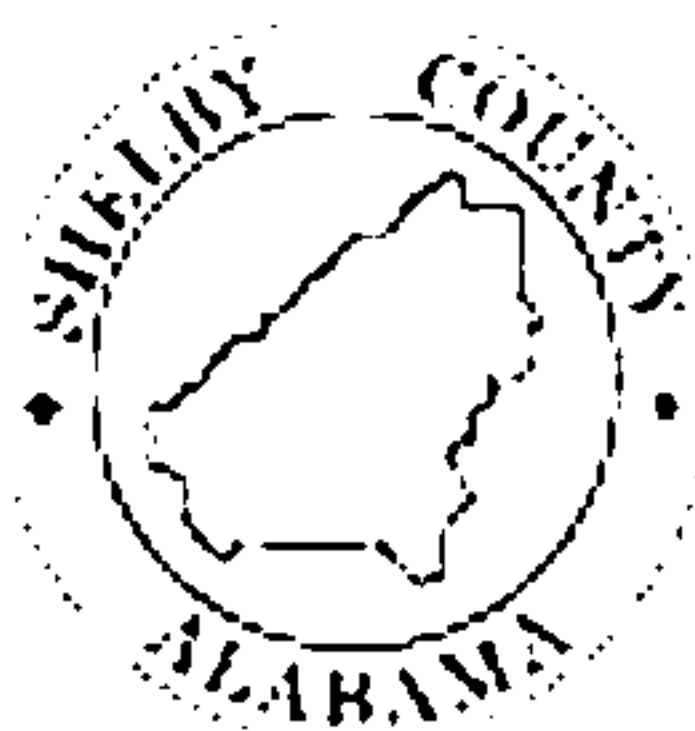



NOTARY PUBLIC

MY COMMISSION EXPIRES 6-28-21

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:
913 56th St S
Birmingham, AL 35212
Property Address:
3114 Keystone Drive
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/07/2018 03:34:56 PM
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