

SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road  
Suite 660  
Dallas, TX 75240

20180905000318860  
09/05/2018 02:46:37 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of August, 2010, Linda Latta, executed that certain mortgage on real property hereinafter described to Bank of America, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100909000292990; re-recorded in Instrument Number 20101105000371920, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument number 20180521000175140, in the aforesaid Probate Office ("Mortgagee"); and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 June 6, 2018, June 13, 2018, and June 20, 2018; and

WHEREAS, on August 28, 2018, 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 Seventy-Seven Thousand Five Hundred And 00/100 Dollars (\$77,500.00) 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 Mortgagee, 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:

A parcel of land to be know as Lot 2 of Latta Family Subdivision, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 50 degrees 19 minutes 28 seconds W, a distance of 55.00 feet to the Point of Beginning; thence continue along the last described course, a distance of 355.92 feet; thence S 01 degree 25 minutes 21 seconds W, a distance of 412.45 feet, thence N 88 degrees 58 minutes 53 seconds E, a distance of 211.38 feet; thence S 53 degrees 36 minutes 59 seconds E, a distance of 103.03 feet; thence N 39 degrees 37 minutes 41 seconds E, a distance of 152.05 feet; thence N 62 degrees 36 minutes 11 seconds W, a distance of 157.40 feet; thence N 31 degrees 40 minutes 35 seconds E, a distance of 62.18 feet to the Point of Beginning.

Said parcel containing 2.16 acres, more or less.

Also and including a 15 feet ingress/egress easement, lying 7.5 feet either side of and parallel to the following described centerline:

Commence at the NE corner of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 50 degrees 19 minutes 28 seconds W, a distance of 55.00 feet to the Point of Beginning; thence continue along the last described course, a distance of 355.92 feet; thence S 01 degree 25 minutes 21 seconds W, a distance of 412.45 feet; thence N 88 degrees 58 minutes 53 seconds E, a distance of 133.78 feet to the Point of Beginning of said centerline; thence continue along the last described course, a distance of 77.60 feet; thence S 53 degrees 36 minutes 59 seconds E, a distance of 103.03 feet to a point on the Northwesterly R.O.W. line of Alabama Highway 145 and the point of ending of said centerline.

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.

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 4 day of September, 2018.

Bank of America, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]

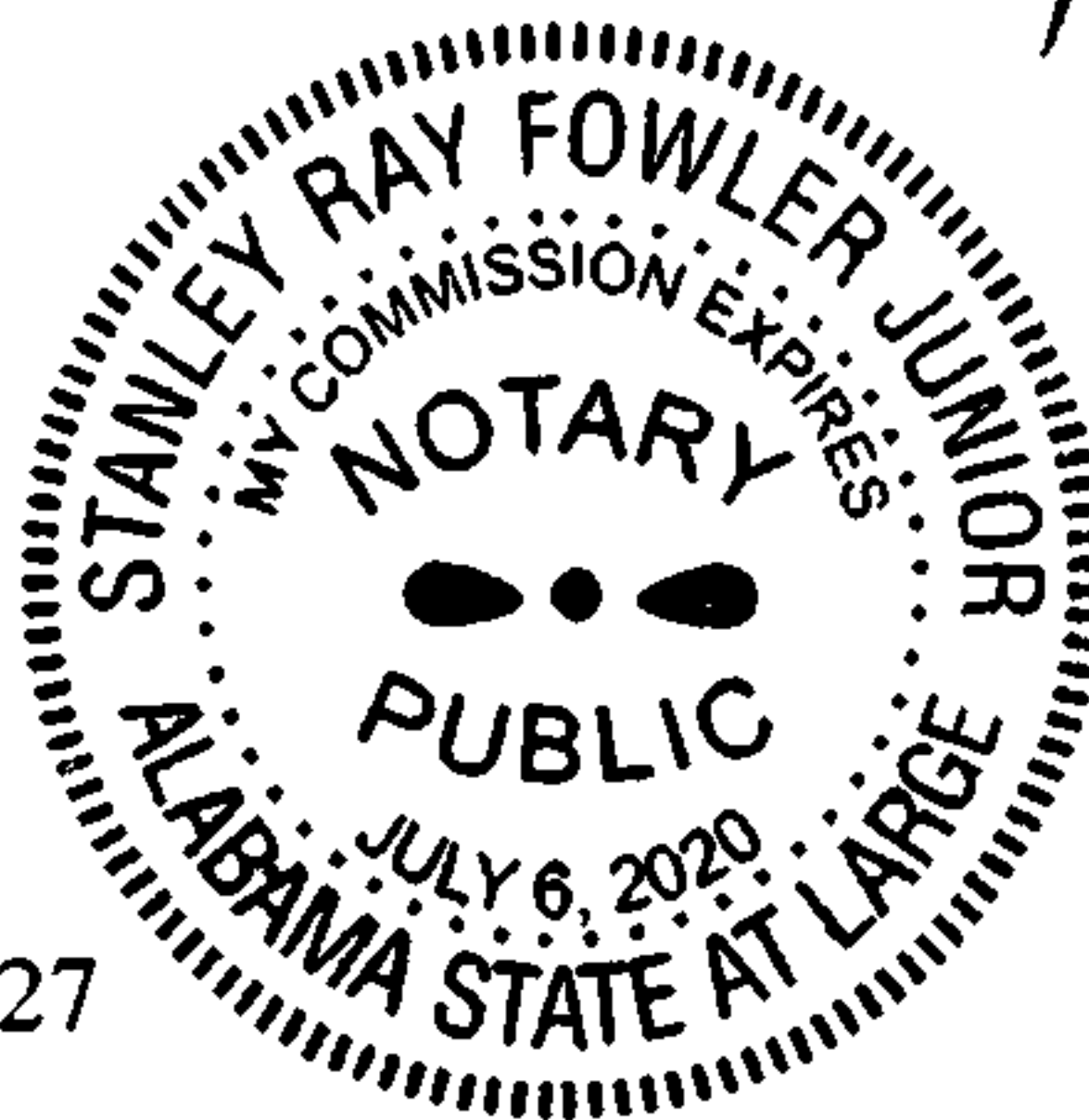
STATE OF ALABAMA )

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., 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 said conveyance, 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 4 day of September, 2018.

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



Notary Public

My Commission Expires: [Signature]



**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 Reverse Mortgage Solutions,  
Inc.

Grantee's Name Bank of America, N.A.  
c/o Reverse Mortgage Solutions,  
Inc.

Mailing Address 14405 Walters Road, Suite  
200  
Houston, TX 77014

Mailing Address 14405 Walters Road, Suite  
200  
Houston, TX 77014

Property Address 18467 Highway 145  
Shelby, AL 35143

Date of Sale 08/28/2018

Total Purchase Price \$77,500.00

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

☐ 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 8/29/18

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/05/2018 02:46:37 PM  
 \$25.00 CHERRY  
 20180905000318860

*Allen S. Bayl*