

STATE OF ALABAMA)

COUNTY OF SHELBY)



20160314000082250 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
03/14/2016 04:12:13 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on September 20, 2002, to-wit: Edward Adams, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on October 3, 2002, in Instrument No. 20021003000478780, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to Green Tree Servicing LLC, by assignment recorded August 11, 2014 in Instrument No. 20140811000249290, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the February 3, 2016, February 10, 2016, February 17, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on March 8, 2016, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **AVALANCHE INVESTMENTS, INC.**, became the purchaser of the hereinafter described property at and for the sum of \$19,201.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Southern Title Services, Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Ditech Financial LLC f/k/a Green Tree Servicing LLC;

NOW THEREFORE, IN consideration of the premises Edward Adams, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **AVALANCHE INVESTMENTS, INC.**, the following described real property situated in Shelby County, Alabama, 1100 Hwy 47, Columbiana, AL 35051, but in the event of a discrepancy, the legal description shall control to-wit:

Beginning at a point on the East 40 foot right of way line of the L & N Railroad Company, being marked by an iron pipe (said point being the Northwest corner of the Alfred McClanahan lot); thence run North 23 degrees 54 minutes West, along the said East 40 foot right of way line of L & N Railroad, a distance of 482.34 feet to the point of beginning of the lot herein described; thence turn a 90 degrees angle to the right and run North 66 degrees 06 minutes East a distance of 135.02 feet to a point on the Southwest 40 foot right of way of Columbiana – Shelby Road; thence run North 20 degrees 20 minutes West 100 feet to a 6 inch by 6 inch concrete marker; thence turn a 90 degrees angle to the right and run 15 feet to the West right of way line of Columbiana – Shelby paved road; thence North 20 degrees 20 minutes West along said right of way line 147.17 feet; thence turn an angle of 90 degrees to the left and run West 15 feet to a 6 inch by 6 inch concrete marker; thence continue in a Northerly direction along said right of way line of Columbiana – Shelby paved road, 223 feet to a point; thence turn a 90 degree angle to the left and run West to the East right of way line of the L & N Railroad right of way, thence South 23 degrees 54 minutes East along said railroad right of way 466.25 feet, more or less to the point of beginning of the lot herein described; said land being situated on the West side of the Columbiana – Shelby paved road and is lying in the Northwest 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **AVALANCHE INVESTMENTS, INC.**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **AVALANCHE INVESTMENTS, INC.**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Edward Adams, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Edward Adams and Ditech Financial LLC f/k/a Green Tree Servicing LLC

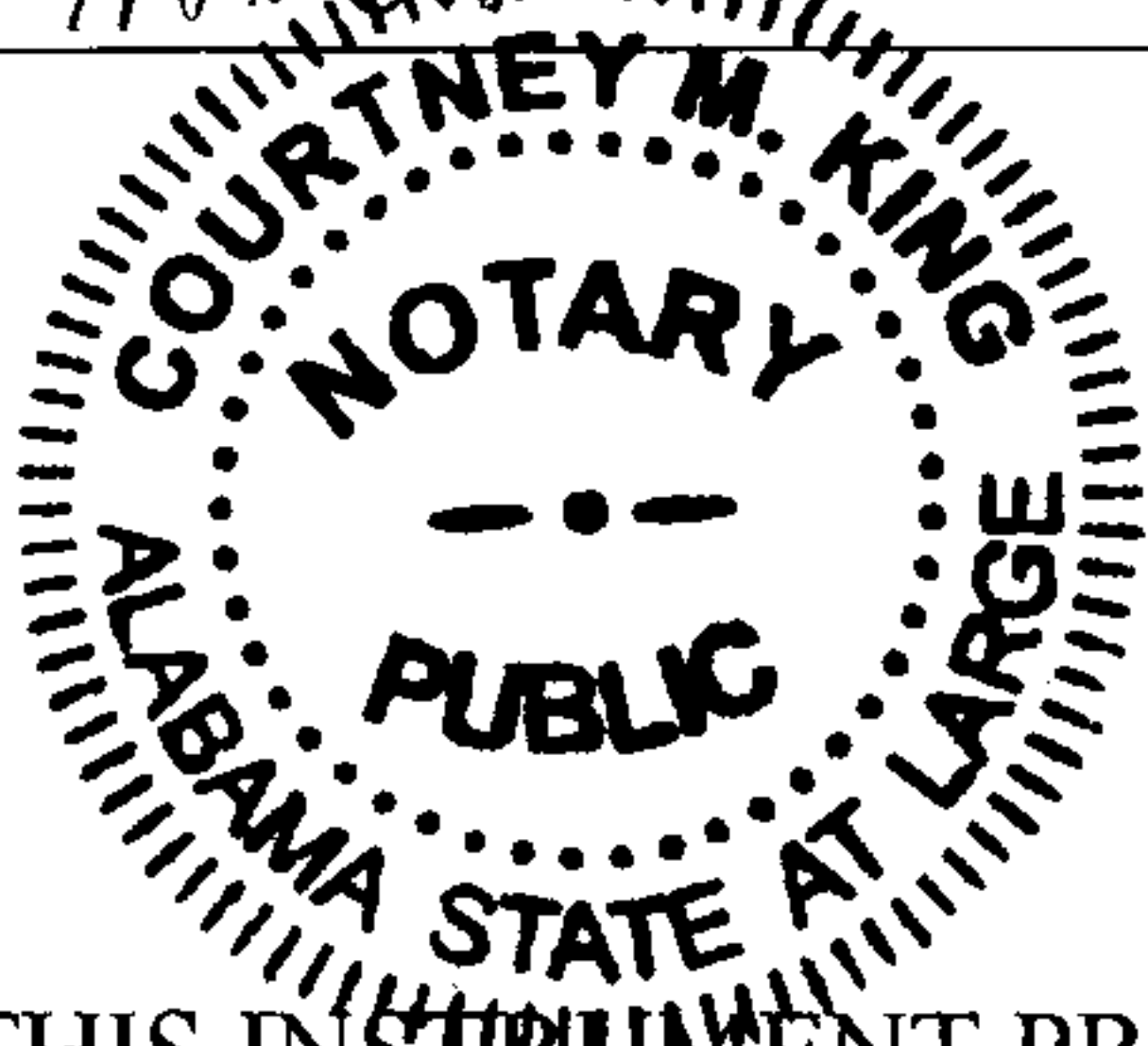
BY: **Southern Title Services, Inc.**
ITS: Auctioneer and Attorney-in-Fact

BY: Brandi T. Martin
Brandi T. Martin

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Brandi T. Martin, whose name as auctioneer of Southern Title Services, Inc., acting in its capacity as auctioneer and attorney-in-fact for Edward Adams, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of MARCH, 2016.



Courtney M. King
Notary Public
My Commission Expires: 12/4/2019

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgd
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
236 River Front St.
Shelby, AL 35143

Grantors Address:
P.O. Box 96
Columbiana, AL 35051