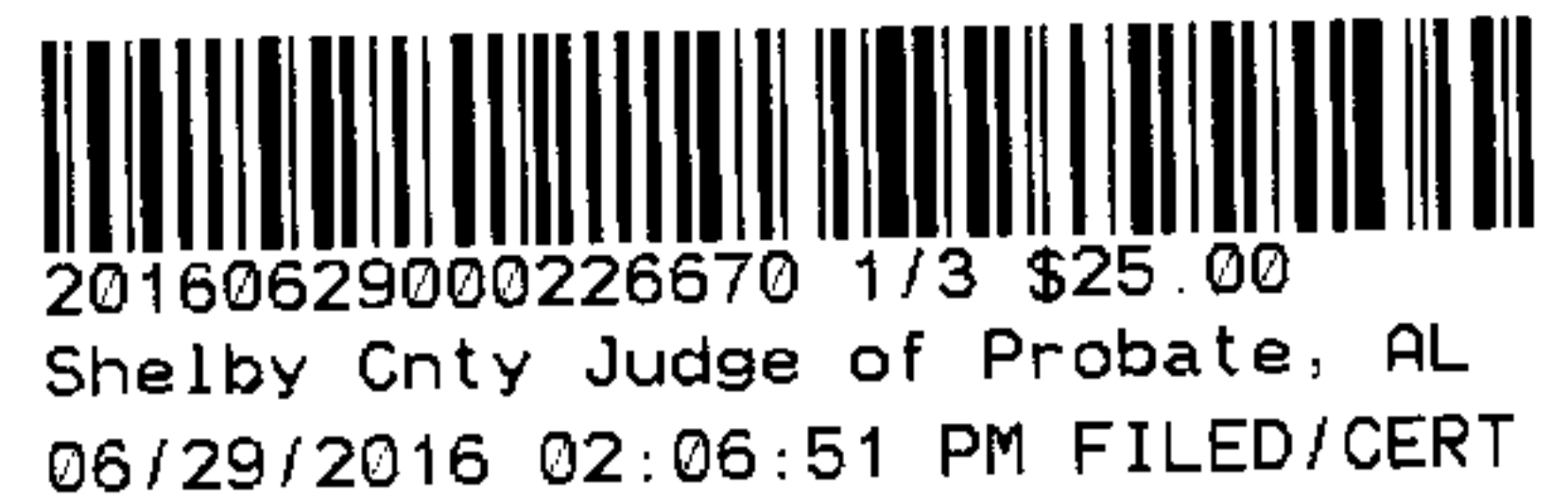


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on July 21, 2006, to-wit: Billy Cummings, and his wife, Patricia Cummings, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for America's Wholesale Lender, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on July 28, 2006, in Instrument No. 20060728000363960, 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 May 12, 2015 in Instrument No. 20150512000156220, 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 May 4, 2016, May 11, 2016, and May 18, 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 June 21, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$35,500.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Rocket City Title Co., 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 Billy Cummings, and his wife, Patricia Cummings, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 235 Hwy 19, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

Parcel 1: Commence at the Northeast corner of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and run thence North 64 degrees 10 minutes 30 seconds West along the North line of Section 12 a distance of 330.00 feet to a point; thence run South 00 degrees 16 minutes 30 seconds West a distance of 355.42 feet to a set rebar corner on the Southerly margin of Shelby County Road No. 19 and the point of beginning of the property being described; thence continue last described course a distance of 278.13 feet to a corner; thence run North 85 degrees 30 minutes 05 seconds East a distance of 258.91 feet to a property corner on the Southwesterly margin of said Highway 19; thence run North 44 degrees 36 minutes 55 seconds West along said margin of said highway, a distance of 43.42 feet to a corner; thence continue along said margin of said highway North 45 degrees 57 minutes 54 seconds West a distance of 238.69 feet to a corner; thence continue along said margin of said highway North 42 degrees 11 minutes 48 seconds West, a distance of 81.32 feet to the point of beginning. According to the survey of S.M. Allen, dated June 2, 2006.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** 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 Billy Cummings, and his wife, Patricia Cummings, 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.

Billy Cummings, and his wife, Patricia Cummings and
Ditech Financial LLC f/k/a Green Tree Servicing LLC

BY: Rocket City Title Co., Inc.
ITS: Auctioneer and Attorney-in-Fact

BY: Brandi T. Martin
Brandi T. Martin

STATE OF ALABAMA

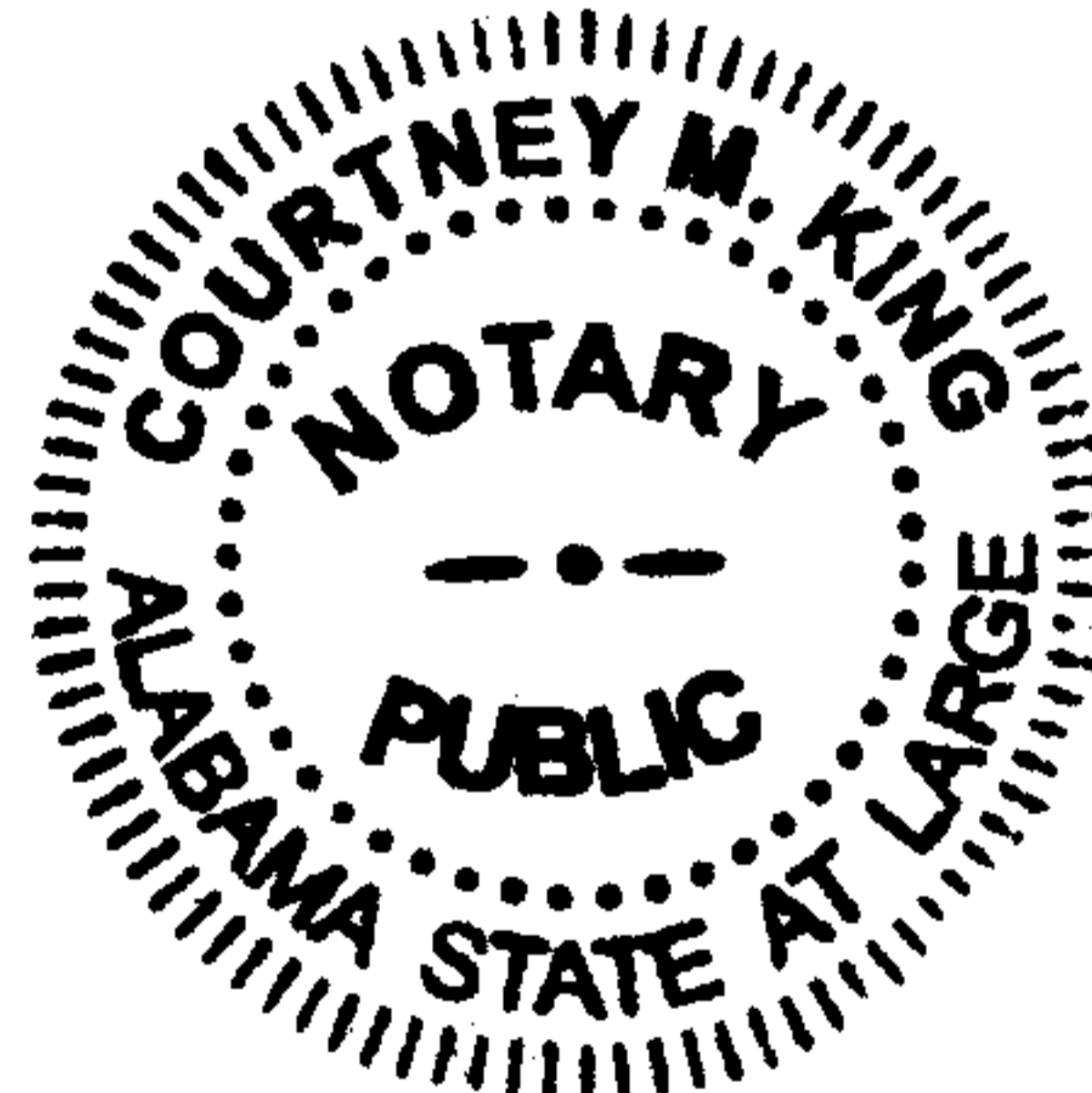
COUNTY OF MADISON

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 Rocket City Title Co., Inc., acting in its capacity as auctioneer and attorney-in-fact for Billy Cummings, and wife, Patricia Cummings, 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 27th day of JUNE, 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:
Federal National Mortgage Association ("Fannie Mae")
P.O. Box 650043
Dallas, TX 75265-0043

Grantors Address:
1700 King Charles Ct
Alabaster, AL 35007



20160629000226670 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/29/2016 02:06:51 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Billy Cummings
Mailing Address 1700 King Charles Court
Alabaster, AL 35007

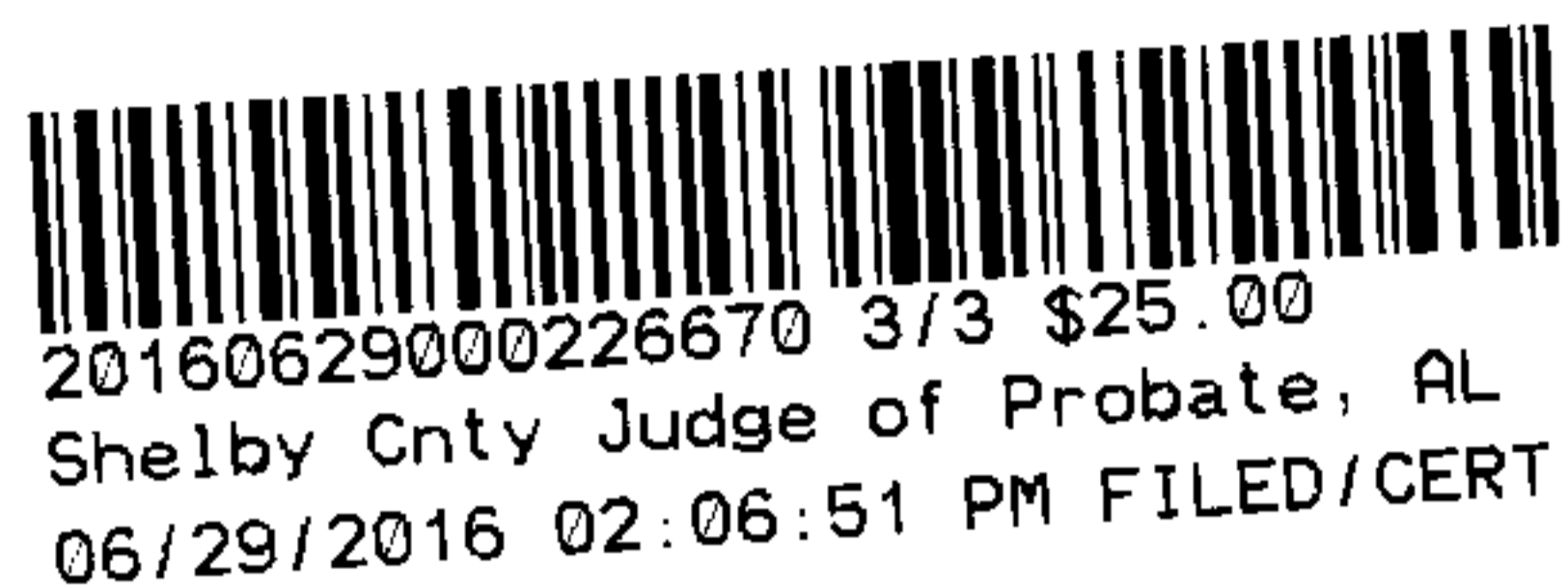
Grantee's Name Federal National Mtg Association
Mailing Address P.O. Box 650043
Dallas, TX 75265-0043

Property Address 235 Highway 19
Montevallo, AL 35115

Date of Sale 06/21/2016
Total Purchase Price \$

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 - Bid at foreclosure sale \$35,500.00

☐ 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

Print Robert J. Wermuth

 Unattested

Sign

Attorney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1