20060719000348380 1/3 $18.00
Shelby Cnty Judge of Probate,AL
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STATE OF ALABAMA)
) **MORTGAGE FORECLOSURE DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, August 3, 1998, Rebecca Isbell, an unmarried woman and Anthony Howard, an unmarried man, executed a certain mortgage on property hereinafter described to Green Tree Servicing LLC successor servicer to Bank of America, FSB, which said mortgage is recorded in Instrument # 1998-29553 in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, was authorized and empowered in the event of default, 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 the proper conveyance 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Green Tree Servicing LLC, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgage, by U. S. Mail and by publication in *Shelby County Reporter* newspaper of general circulation, published in Shelby County, Alabama, in its issues of the June 28, July 5 and July 12, 2006;

WHEREAS, on the 19th day of July, 2006, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Nathan A. Wake as Attorney-in-Fact for the said Green Tree Servicing LLC did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Nathan A. Wake was the Auctioneer who conducted said foreclosure sale for the said Green Tree Servicing LLC; and

WHEREAS, the said Green Tree Servicing LLC was the highest bidder in the amount of

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Seventy Three Thousand Seven Hundred Sixty and 41/100 Dollars ($73,760.41), which sum of money Green Tree Servicing LLC offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Green Tree Servicing LLC.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of Seventy Three Thousand Seven Hundred Sixty and 41/100 Dollars ($73,760.41), on the indebtedness secured by said mortgage, the said Rebecca Isbell and Anthony Howard to Green Tree Servicing LLC by and through Nathan A. Wake, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Green Tree Servicing LLC AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

> A part of the SW ¼ of the NE ¼ of Section 11, Township 18 South, Range 1 East and more particularly described as follows:
>
> Commence at the NW corner of the SW ¼ of NE ¼ of Section 11, Township 18 South, Range 1 East; thence South along the West line of said ¼ ¼ Section 605.00 feet; thence 90°00′ to the Left 30.40 feet to the point of beginning. Point being on the East right of way line of County Highway # 50; thence continue along the last named course 544.76 feet; thence 90°00′ to the left 199.85 feet; thence 96°56′21″ to the left 550.31 feet to the East right of way line of County Highway # 50; thence 83°42′54″ to the left along said right of way line 133.38 feet to the point of beginning.
>
> Situated in Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Green Tree Servicing LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Rebecca Isbell and Anthony Howard, and Green Tree Servicing LLC have caused this instrument to be executed by and through Nathan A. Wake, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Nathan A. Wake has hereto set his hand and seal on this the 19 day of July, 2006.

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Rebecca Isbell
Anthony Howard

BY: _____
Nathan A. Wake
Attorney-in-Fact

GREEN TREE SERVICING LLC

BY: _____
Nathan A. Wake
as Attorney-In-Fact and Agent

_____
Nathan A. Wake as the Auctioneer
and person making said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Nathan A. Wake whose name as Attorney-in-Fact for Rebecca Isbell and Anthony Howard, whose name as Attorney-in-Fact and agent for Green Tree Servicing LLC and whose name as Auctioneer and person making said sale, 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, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 19 day of July, 2006.

April D. Bailey
Notary Public in and for
the State of Alabama at Large
My Commission Expires 6/20/09

THIS INSTRUMENT PREPARED BY:
GARY E. SULLIVAN, ESQ.
SULLIVAN & GRAY, LLC
P. O. Box 1759
Tuscaloosa, Alabama 35403-1759
(205) 750-8111
File No. 06-704

Grantee's Address:
Green Tree- AL LLC
3500 Blue Lake Dr., Suite 360
Birmingham, AL 35243