


STATE OF ALABAMA                     )  
  )  
COUNTY OF SHELBY                    )

  
20071115000525240 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/15/2007 03:21:34PM FILED/CERT

THIS FORECLOSURE DEED made this the 6<sup>th</sup> day of November, 2007, between FRANCES MARIE MANESS, a single woman, Party of the First Part, and GREEN TREE-AL LLC, F/K/A CONSECO FINANCE CORP. - ALABAMA, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said FRANCES MARIE MANESS, a single woman, heretofore executed to CONSECO FINANCE CORP. – ALABAMA, herein called the Mortgagee, a certain mortgage dated February 27, 2002, and recorded in Instrument No. 2002-11268, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; 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 the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 10<sup>th</sup> day of October, 2007, the 17<sup>th</sup> day of October, 2007 and the 24<sup>th</sup> day of October, 2007, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 6<sup>th</sup> day of November, 2007, and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$45,113.66 cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Party of the First Part and the Party of the Second Part, 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 GREEN TREE-AL LLC, the following described real property situated in Shelby County, Alabama, to-wit:


Commence at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence Westerly along the North line of said Section 192.18 feet to a point; thence 88 degrees 59 minutes left 678.80 feet to a point; thence 16 degrees 02 minutes right 121.71 feet to the point of beginning of the property being described, thence 11 degrees 31 minutes left 140.51 feet to a point, thence 85 degrees 38 minutes right 71.0 feet to a point; thence 91 degrees 27 minutes right 116.66 feet to a point; thence 74 degrees 10 minutes right 82.17 feet to a point of beginning being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GREEN TREE-AL LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said GREEN TREE-AL LLC, 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 FRANCES MARIE MANESS, a single woman, and GREEN TREE-AL 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.

BY: \_\_\_\_\_

JAMES J. ODOM, JR.,  
As Attorney-in-Fact and Auctioneer

  
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I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for FRANCES MARIE MANESS, a single woman, and GREEN TREE-AL 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, 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 12<sup>th</sup> day of November, 2007.

Anne P. Marshall  
NOTARY PUBLIC

My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY:

ARTHUR M. STEPHENS  
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
POST OFFICE BOX 307  
HUNTSVILLE, ALABAMA 35804

  
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Please Send Tax Notice To:

Green Tree-AL LLC  
7360 South Kyrene  
Tempe, Arizona 85283