


PREPARED BY:
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McCALLA RAYMER, LLC
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Montgomery, Alabama 36104
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5118.1003687AL


20100511000147570 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/11/2010 10:24:12 AM FILED/CERT

Please cross reference to Instrument 20071016000480700.

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 5, 2007, **Frank M Troncale, joined by his wife Leigh P Troncale, Mortgageors**, did execute a certain mortgage to **National City Mortgage a division of National City Bank**, which said mortgage is recorded in Instrument No. 20071016000480700, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said National City Mortgage a division of National City Bank, transferred and assigned said mortgage and the debt thereby secured to Green Tree Servicing, LLC, as transferee, said transfer is recorded in Instrument 20100315000074390 aforesaid records, and Green Tree Servicing, LLC, as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Green Tree Servicing, LLC as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 2/24, 3/3, 3/10, 04/07/10; and

WHEREAS, on April 29, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:20 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Green Tree Servicing, LLC did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Green Tree Servicing, LLC in the amount of **ONE HUNDRED EIGHTY THOUSAND FOUR HUNDRED FIFTY-TWO AND 93/100 DOLLARS (\$ 180,452.93)** which sum the said Green Tree Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Green Tree Servicing, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED EIGHTY THOUSAND FOUR HUNDRED FIFTY-TWO AND 93/100 DOLLARS (\$ 180,452.93), cash, on the indebtedness secured by said mortgage, the said Frank M Troncale, joined by his wife Leigh P Troncale, acting by and through the said Green Tree Servicing, LLC as transferee, by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Green Tree Servicing, LLC, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

Situated in Shelby County, Alabama to wit: Lot 6, Scottsdale, First Addition, according to the survey of subdivision as recorded in Map Book 7 Page 14 in the Probate Office of Shelby County, Alabama.

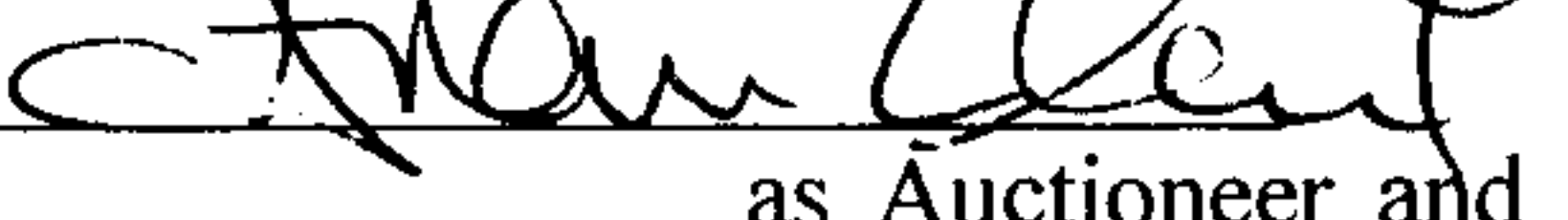
TO HAVE AND TO HOLD the above described property unto Green Tree Servicing, LLC, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided

by the laws of the State of Alabama; also any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

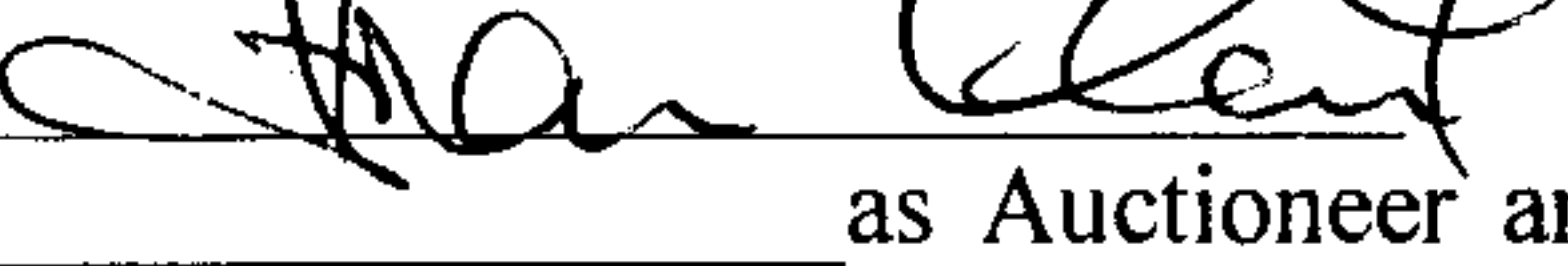
IN WITNESS WHEREOF, the said Frank M Troncale, joined by his wife Leigh P Troncale, Mortgagor(s) by the said Green Tree Servicing, LLC have caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 29th day of April, 2010

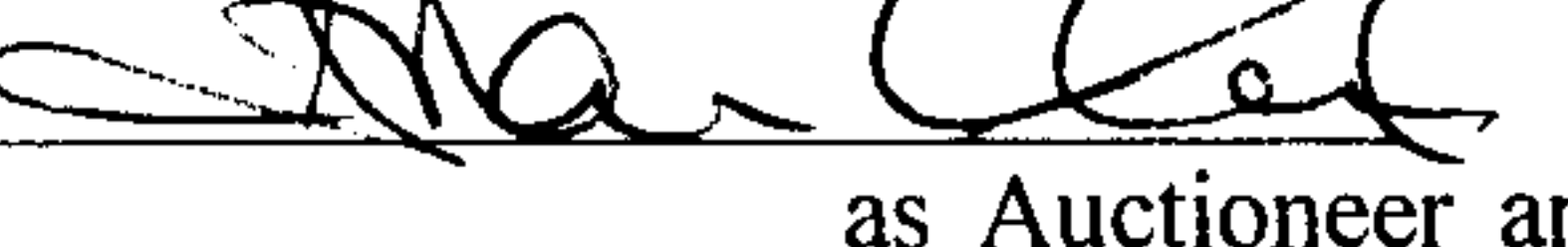
Frank M Troncale, joined by his wife Leigh P Troncale, Mortgagor(s)

Green Tree Servicing, LLC, Mortgagee or Transferee of Mortgagee

By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Green Tree Servicing, LLC, Mortgagee or Transferee of Mortgagee

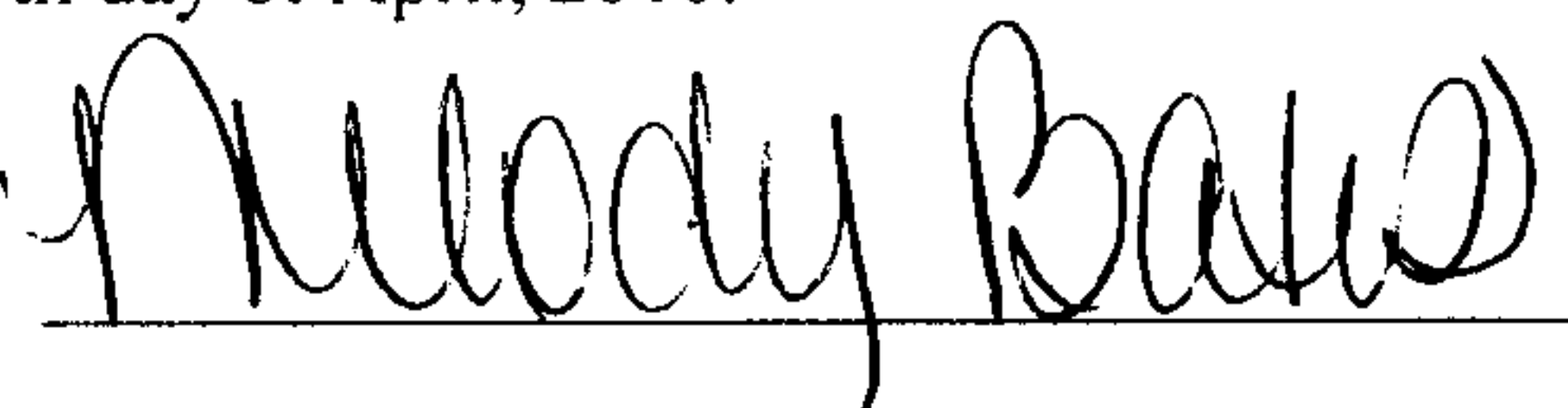
By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 29th day of April, 2010.



NOTARY PUBLIC

My Commission Expires: ~~MY COMMISSION EXPIRES 07-27-2011~~

Grantee Name / Send tax notice to:

ATTN:

Green Tree Sericing, LLC

1400 Turbine Drive

Rapid City, SD 57703



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