


PREPARED BY:  
ERIN STARK BROWN, ESQ.  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, Alabama 36104  
(800) 845-8633  
5118.1003685AL

Please cross reference to Instrument 20070928000455790.

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20100616000191460 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
06/16/2010 01:08:40 PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 27, 2007, **Ronald K Pettit and Tracey E Pettit, husband and wife, Mortgageors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Henger Rast Mortgage, Corp.**, which said mortgage is recorded in Instrument No. 20070928000455790, in the Office of the Judge of Probate of Shelby County, Alabama; and

*Assigned to Green Tree Servicing in 20100315 000074380*

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Henger Rast Mortgage, Corp., transferred and assigned said mortgage and the debt thereby secured to Green Tree Servicing, LLC, as transferee, said transfer is recorded in Instrument \_\_\_\_\_, 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, 3/10/2010; and

WHEREAS, on March 18, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:45 o'clock am 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 **THREE HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-ONE AND 68/100 DOLLARS (\$ 344,781.68)** 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 **THREE HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-ONE AND 68/100 DOLLARS (\$ 344,781.68)**, cash, on the indebtedness secured by said mortgage, the said Ronald K Pettit and Tracey E Pettit, husband and wife, acting by and through the said Green Tree Servicing, LLC as transferee, by Melinda Barcum 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:

Lot 3320, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, Page 112, in the Probate Office of Shelby County, Alabama. A.P.N.: 11-7-35-0-006-055.00

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 Ronald K Pettit and Tracey E Pettit, husband and wife, Mortgagor(s) by the said Green Tree Servicing, LLC have caused this instrument to be executed by Melinda Barcum as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Melinda Barcum, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 18th day of March, 2010

Ronald K Pettit and Tracey E Pettit, husband and wife,  
Mortgagor(s)

Green Tree Servicing, LLC, Mortgagee or Transferee  
of Mortgagee

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

By: Melinda Barcum  
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 Melinda Barcum, 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 18th day of March, 2010.

Melinda Barcum

NOTARY PUBLIC

My Commission Expires:

**MY COMMISSION EXPIRES 07-27-2014**

Grantee Name / Send tax notice to:

ATTN:

Green Tree Servicing, LLC

1400 Turbine Drive

Rapid City, SD 57703



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Prepared by:  
Erin Stark Brown, Esq.  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104  
File Number: 5118.1003685AL

*Pettit*

Send Property Tax Notice to:  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
(FANNIE MAE) (PO Box  
650043, Dallas, TX 75265-0043)

*Value 344,781.68*

### SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY



20100414000113470 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/14/2010 11:50:40 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, Green Tree Servicing, LLC, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 3320, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, Page 112, in the Probate Office of Shelby County, Alabama. A.P.N.: 11-7-35-0-006-055.00

TO HAVE AND TO HOLD, the aforegranted premises to said FEDERAL NATIONAL MORTGAGE ASSOCIATION GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED MARCH 18, 2010.

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 29 day of March, 2010.

GREEN TREE SERVICING, LLC

By: [Signature] (Seal)

Name: Greg Hain

Title: Authorized Signor

Attested: [Signature] (Seal)

Name: CHAD HOLTZ

Title: AUTHORIZED SIGNOR



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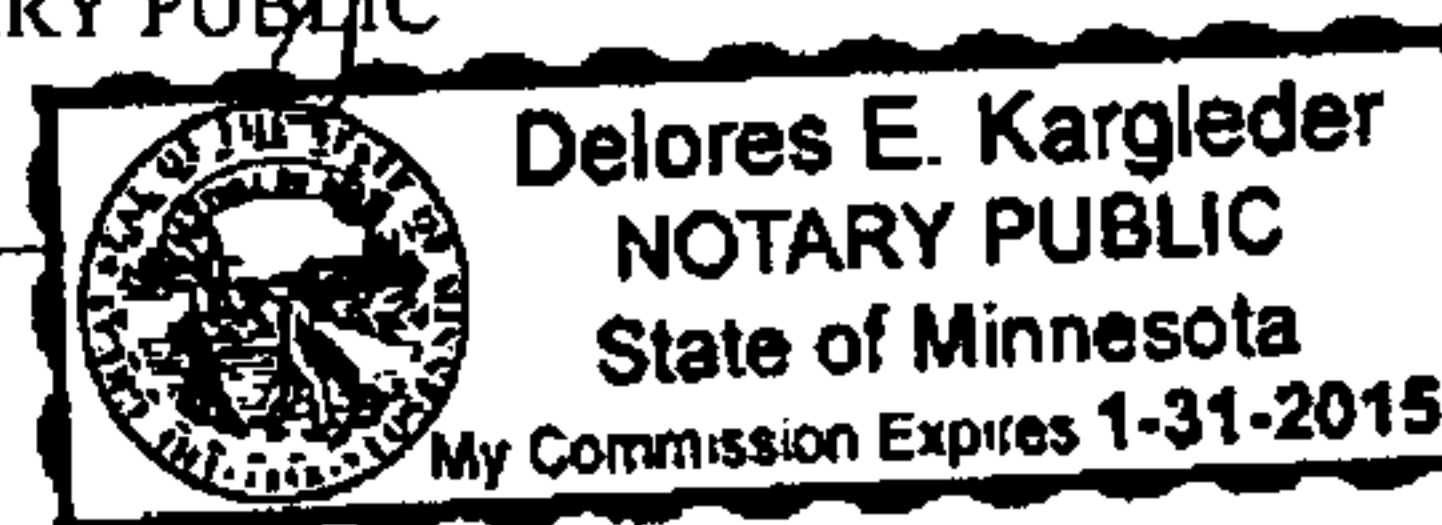
THE STATE OF Minnesota  
COUNTY OF Ramsey

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Greg Lein who is of authorized Sign, 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 officer with full authority, executed same voluntarily for and as the act of authorized Sign.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 29<sup>th</sup> day of March, 2010

Delores E. Kargleder  
NOTARY PUBLIC

My Commission expires: 1/31/2010



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