

STATE OF ALABAMA

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MORTGAGE FORECLOSURE DEED

)

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, April 3, 2001, Maria C. Palacio, an unmarried woman, executed a certain mortgage on property hereinafter described Green Tree Servicing LLC successor servicer to Greenpoint Credit Corp., which mortgage is recorded in Instrument Number 2001-14926 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 The Shelby County Reporter newspaper of general circulation, published in Shelby County, Alabama, in its issues of the October 20, October 27, and November 3, 2010.

WHEREAS, on the 15th day of November, 2010, 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 Patrick O. Gray 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, Patrick O. Gray 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 Thirty Seven Thousand Four Hundred Seventy Nine and 87/100 Dollars (\$37,479.87), 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 Thirty Seven Thousand Four Hundred Seventy Nine and 87/100 Dollars (\$37,479.87), on the indebtedness secured by said mortgage, the said Maria C. Palacio to Green Tree Servicing LLC by and through Patrick O. Gray, 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:


LOT 7, ACCORDING TO THE MAP OF LAKE MEADOWS ESTATES, AS RECORDED IN MAP BOOK 21, PAGE 74, AND RE-RECORDED IN MAP BOOK 22, PAGE 16, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Along with a security interest in that certain 1996 28x64 Crown Housing manufactured mobile home VIN No: CHAL1510A & CHAL1510B.

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.

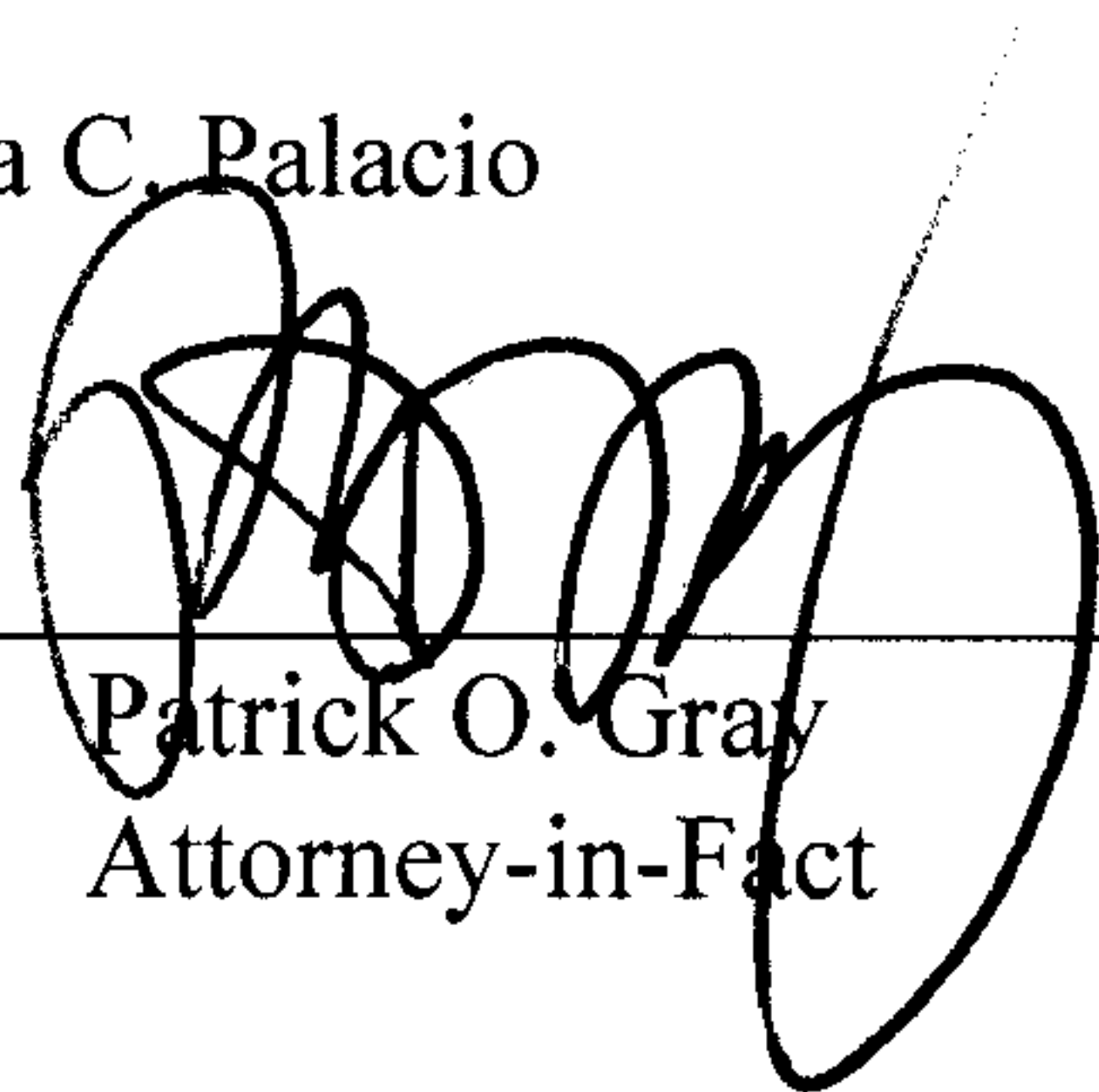
TO HAVE AND TO HOLD the above described property unto the said Green Tree Servicing LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Maria C. Palacio, and Green Tree Servicing LLC have caused this instrument to be executed by and through Patrick O. Gray, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Patrick O. Gray has hereto set his hand and seal on this the 15th day of November, 2010.


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Shelby Cnty Judge of Probate, AL
11/15/2010 02:41:23 PM FILED/CERT

Maria C. Palacio

BY:


Patrick O. Gray
Attorney-in-Fact

GREEN TREE SERVICING LLC

BY: _____

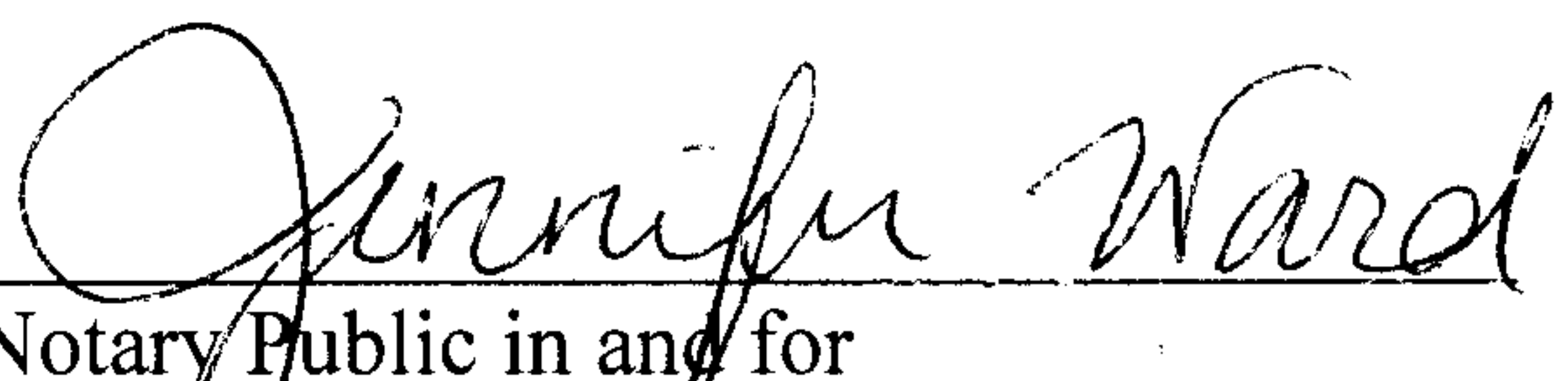
Patrick O. Gray
as Attorney-In-Fact and Agent

Patrick O. Gray 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 Patrick O. Gray whose name as Attorney-in-Fact for Maria C. Palacio, 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 15th day of November, 2010.


Notary Public in and for
the State of Alabama at Large
My Commission Expires: July 16, 2014

THIS INSTRUMENT PREPARED BY:
GARY E. SULLIVAN, ESQ.
SULLIVAN & GRAY, LLC
P. O. Box 1759
Tuscaloosa, Alabama 35403-1759
(205) 750-8111
File No. 10-826


20101115000382710 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Grantee's Address:
Green Tree Servicing LLC
3500 Blue Lake Dr., Suite 360
Birmingham, AL 35243