


PREPARED BY:  
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**MCCALLA RAYMER, LLC**  
Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, Alabama 35203  
(877) 508-0741

FILE NO.: 5118.M1103071AL/LRJ

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20111207000369230 1/3 \$162.50  
Shelby Cnty Judge of Probate, AL  
12/07/2011 11:06:17 AM FILED/CERT

Source of Title: Instrument No. 20070531000254340

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 23, 2007, **Ali H. Alzaki and Stephanie Lynn Alzaki, husband and wife, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for SouthFirst Bank**, which said mortgage is recorded in Instrument No. 20070531000254340, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc acting solely as nominee for SouthFirst Bank, transferred and assigned said mortgage and the debt thereby secured to **Green Tree Servicing, LLC**, as transferee, said transfer is recorded in Instrument No. 2011101000320480 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 10/05, 10/12 and 10/19, 2011; and

WHEREAS, on October 27, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:15 o'clock ~~am~~ 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 FORTY THOUSAND THREE HUNDRED THIRTY-THREE AND 52/100 DOLLARS (\$140,333.52)** 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 FORTY THOUSAND THREE HUNDRED THIRTY-THREE AND 52/100 DOLLARS (\$140,333.52), cash, on the indebtedness secured by said mortgage, the said Ali H. Alzaki and Stephanie Lynn Alzaki, acting by and through the said Green Tree Servicing, LLC as transferee, by Melvin Cowan 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 7, ACCORDING TO THE SURVEY OF BROOKHOLLOW, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 103 IN THE OFFICE OF THE JUDGE OF PROBATE 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 Ali H. Alzaki and Stephanie Lynn Alzaki, by the said Green Tree Servicing, LLC have caused this instrument to be executed by Melvin Cowan as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Melvin Cowan has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 27th day of October, 2011.

Ali H. Alzaki and Stephanie Lynn Alzaki,  
Mortgagors


Green Tree Servicing, LLC, Mortgagee or  
Transferee of Mortgagee

By: Melvin R. Cowan  
as Auctioneer and the  
person conducting said sale for the Mortgagee or  
Transferee of Mortgagee

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STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan 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 27th day of October, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7/29/13

FILE NO.: 5118.M1103071AL/LRJ

Grantee Name / Send tax notice to:  
ATTN:  
Green Tree Servicing, LLC  
1400 Turbine Drive  
Rapid City, SD 57703

  
20111207000369230 3/3 \$162.50  
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Shelby County, AL 12/07/2011  
State of Alabama  
Deed Tax: \$140.50