

MORTGAGE FORECLOSURE DEED


20120130000034340 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
01/30/2012 01:34:09 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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Marilyn Jones

KNOW ALL MEN BY THESE PRESENTS: That Marilyn Jones and Caleb Jones Husband and Wife did, on to-wit, the August 10, 2007, execute a mortgage to Americapital Funding Corp., which mortgage is recorded in In#20070816000386320 on August 16, 2007, and rerecorded in In#20070921000443730 and modified in and reaffirmed by agreement recorded 9/11/2008 in Instrument# 20080911000361870, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Ocwen Loan Servicing, LLC as reflected by instrument recorded in In#20070816000386330; In#20080522000209030; In#20110222000060740 and In#20120103000000040 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Ocwen Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 11, 18, and 25, 2012; and

WHEREAS, on the January 30, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1 30 pm o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Ocwen Loan Servicing, LLC did offer for sale and did sell at public outcry, in front 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 Ocwen Loan Servicing, LLC, in the amount of Seventy-Five Thousand Dollars and No Cents (\$75,000.00), which sum the said Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Ocwen Loan Servicing, LLC.

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

WHEREAS, Ocwen Loan Servicing, LLC desires to and does hereby assign to Federal Home Loan Mortgage Corporation all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of Seventy-Five Thousand Dollars and No Cents (\$75,000.00), cash, the said Marilyn Jones and Caleb Jones Husband and Wife, acting by and through the said Ocwen Loan Servicing, LLC, by DAVID SIGLER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Ocwen Loan Servicing, LLC, by DAVID SIGLER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and DAVID SIGLER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, as assignee of highest and best bidder Ocwen Loan Servicing, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama and run South 05 degrees 34 minutes 49 seconds East 648.0 feet; thence North 86 degrees 45 minutes 12 seconds East 744.0 feet to the point of beginning; thence continue North 86 degrees 45 minutes 12 seconds East 419.15 feet to the West side of a paved county road; thence continue along said road North 04 degrees 12 minutes West 297.52 feet; thence North 89 degrees 39 minutes 03 seconds West 199.9 feet; thence North 04 degrees 14 minutes 35 seconds West, 127.53 feet to the South side of a paved county road; thence continuing along said road along a ch=South 86 degrees 45 minutes 12 seconds West, 210.0 feet; thence continuing along said road along a ch=South 58 degrees 21 minutes 28 seconds West 18.26 feet; thence South 05 degrees 03 minutes 42 seconds East, 429.05 feet to the point of beginning. All lying within the North 1/2 of the NW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama. Less and except any overlap of the following property in deed found in Book 337 Page 580 described as follows: A tract of land in the NW 1/4 of the SW 1/4 of Section 2, Township 24, Range 13 East, described as follows: Begin at the Northeast corner of the NW 1/4 of the SW 1/4 Section 2, Township 24, Range 13 East, and run West 363 feet to the point of beginning; thence South 210 feet, thence West 210 feet, thence North 210 feet; thence East 210 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Ocwen Loan Servicing, LLC, forever; 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said Ocwen Loan Servicing, LLC, has caused this instrument to be executed by DAVID SIGLER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said DAVID SIGLER, has executed this instrument in his capacity as such auctioneer on this the January 30, 2012.

Marilyn Jones and Caleb Jones Husband and Wife
Mortgagors

Ocwen Loan Servicing, LLC
Mortgagee or Transferee of Mortgagee

By 
DAVID SIGLER, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that DAVID SIGLER, whose name as Auctioneer and the person conducting said sale for the 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 that same date.

Given under my hand and official seal this January 30, 2012.


NOTARY PUBLIC
3-31-2012

MY COMMISSION EXPIRES:

Instrument prepared by:
NINA MOULAS
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
09-009212

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
1661 Worthington Road; Suite 100
P.O. Box 24737
West Palm Beach, Florida 33415

