


FORECLOSURE DEED


20120315000090770 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/15/2012 12:29:35 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, July 2, 2007, Timothy W. Smith and wife, Bobbie J. Smith, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Walter Mortgage Company, LLC n/k/a Green Tree Servicing LLC, said Mortgage being recorded September 20, 2007, in Instrument# 20070920000442790, in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC, as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of February 15, 2012; February 22, 2012; February 29, 2012 and March 7, 2012;

WHEREAS, on March 15, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC in the amount of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) Dollars, Mortgagors, by and through Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC as holder, do grant, bargain, sell and convey unto Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC the following described real property situated in Shelby County, Alabama to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD, the above described property unto Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC, their heirs and legal representatives; 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.

IN WITNESS WHEREOF, Green Tree Servicing LLC as successor by merger with Walter Mortgage Company, LLC, as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this the 15th day of March, 2012.

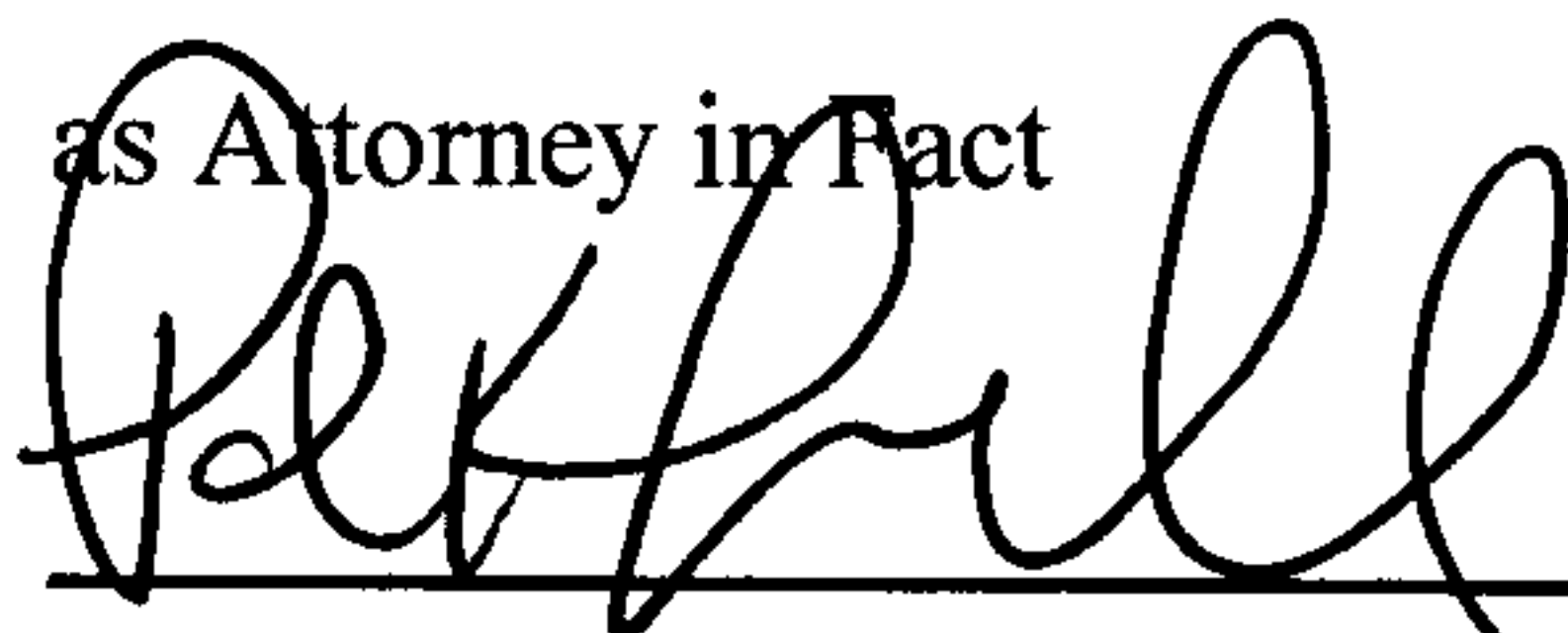
BY: Timothy W Smith and Bobbie J Smith

BY: Green Tree Servicing LLC as successor
by merger with Walter Mortgage
Company, LLC



BY:


Paul K. Lavelle
as Attorney in Fact



BY:

Paul K. Lavelle
as Auctioneer

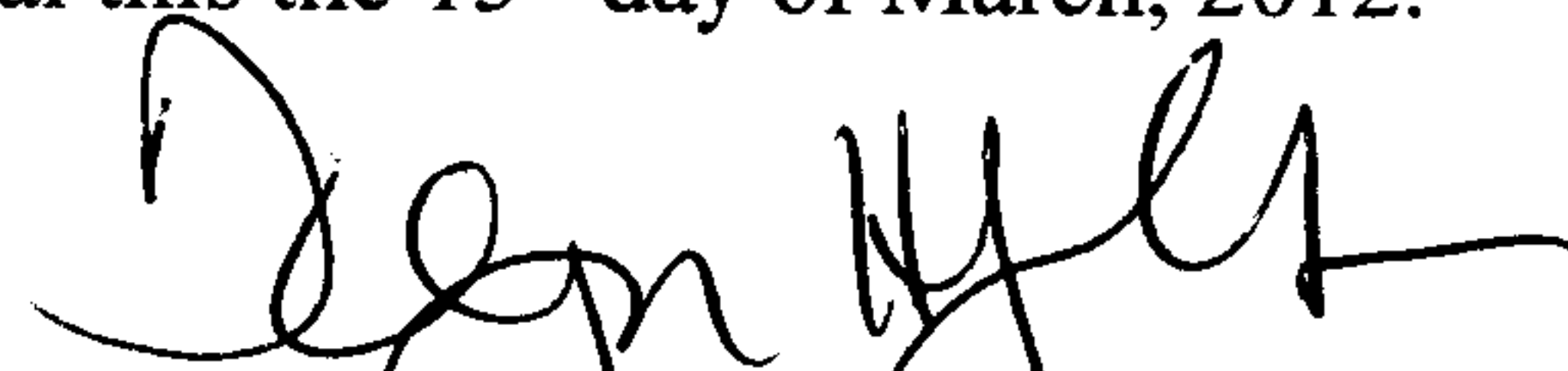
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he in his capacity 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 March, 2012.


[Notary Seal}



Notary Public
My Commission Expires: 5/22/13

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
1500 Urban Center Drive, Suite 450
Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan # 66092398

SEND TAX NOTICE TO:
Green Tree Servicing LLC
1400 Turbine Drive
Rapid City, SD 57703


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LEGAL DESCRIPTION

COMMENCE AT AN IRON PIN THAT IS THE LOCALLY ACCEPTED SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, T-22-S, R-1-W, SHELBY COUNTY, ALABAMA. SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 367.25 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 232.62 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY MARGIN OF OLD SHELBY SPRING ROAD (40 FOOT R.O.W. - PER TAX MAP), SAID POINT ON A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 419.89 FEET; THENCE ALONG SAID MARGIN AND CURVE, A CHORD WITH BEARING OF SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 357.49 FEET TO A POINT; THENCE CONTINUE ALONG SAID MARGIN SOUTH 60 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 18.77 FEET TO A POINT; THENCE LEAVING SAID MARGIN SOUTH 01 DEGREE 40 MINUTES 10 SECONDS WEST, A DISTANCE OF 199.01 FEET TO THE POINT OF BEGINNING.