

STATE OF ALABAMA

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SHELBY COUNTY

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**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit, October 27, 1999, Scott K. Jones, a single man, 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 1999-44552 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 February 22, February 29, and March 7, 2012.

WHEREAS, on the 20th day of March, 2012, 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 Four Thousand Three Hundred Thirty Six and 32/100 Dollars (\$34,336.32), 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 Four Thousand Three Hundred Thirty Six and 32/100 Dollars (\$34,336.32), on the indebtedness secured by said mortgage, the said Scott K. Jones 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:

PARCEL 3A:

Commence at the Southeast corner of Section 20, Township 22 South, Range 1 East; thence South 85 degrees 24 minutes 25 seconds West along the section line for 682.09 feet to the point of beginning; thence continue along the same line for 253.09 feet to the easterly right of way line for Strawberry Road; thence along said right of way a chord bearing of North 26 degrees 37 minutes 57 seconds East for a chord distance of 285.41 feet to a iron pin set; thence continue along said right of way a chord bearing of North 48 degrees 48 minutes 46 seconds East for a chord distance of 191.63 feet to a iron pin set; thence continue along said right of way a chord bearing of North 21 degrees 36 minutes 31 seconds East for a chord distance of 233.04 feet; thence South 49 degrees 37 minutes 20 seconds East for a distance of 174.62 feet to the westerly right of way line for Alabama Road #145; thence southwesterly along said right of way a chord bearing of South 23 degrees 48 minutes 27 seconds West and a chord distance of 476.11 feet; thence continue along said right of way a bearing of North 90 degrees 00 minutes 00 seconds West for 25.0 feet; thence continue along said right of way a chord bearing of South 23 degrees 57 minutes 12 seconds West for a chord distance of 51.04 feet to the point of beginning.

According to the survey of Ralph E. Chappell, dated May 12, 1999.

Along with a security interest in that certain 1997 28x46 Redman manufactured mobile home VIN No: 14718641A & 14718641B.

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 Scott K. Jones, 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 20th day of March, 2012.

Scott K. Jones

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 Scott K. Jones, 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 20th day of March, 2012.

Jennifer Ward  
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. 12-145

Grantee's Address:  
Green Tree Servicing LLC  
3500 Blue Lake Dr., Suite 360  
Birmingham, AL 35243