

PREPARED BY:

Ray A. Carle, ESQ
McCalla Raymer, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
91412 / Wallace


20121008000384260 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:51:52 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20070627000300750

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, June 8, 2007, **Pat Wallace, Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc.**, which said mortgage is recorded in Instrument No. 20070627000300750, 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 Hometown Mortgage Services, Inc., transferred and assigned said mortgage and the debt thereby secured to **Green Tree Servicing LLC**, as transferee, said transfer is recorded in Instrument No. 20070627000300750, 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 08/22/2012, 08/29/2012, 09/05/2012; and

WHEREAS, on September 13, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice at 2.30 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 Cullman, 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 THIRTY-SEVEN THOUSAND SIX HUNDRED SEVEN DOLLARS AND SIXTY-EIGHT CENTS (\$137,607.68)** 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 THIRTY-SEVEN THOUSAND SIX HUNDRED SEVEN DOLLARS AND SIXTY-EIGHT CENTS (\$137,607.68), cash, on the indebtedness secured by said mortgage, the said Pat Wallace, Single Woman, 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 162, according to the map of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Probate Office 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 subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Pat Wallace, Single Woman, Mortgagor(s) 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 13th day of September, 2012.

Pat Wallace, Single Woman, Mortgagor(s)

Green Tree Servicing LLC, Mortgagee or Transferee of Mortgagee

By:

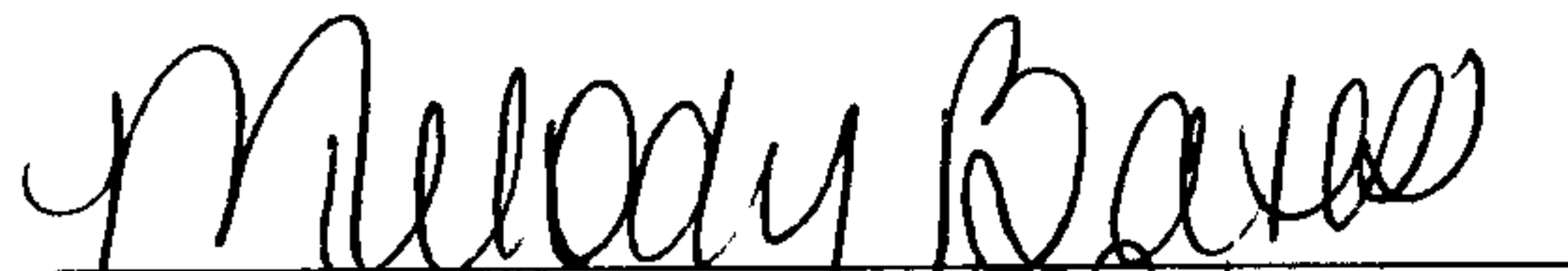


Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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 13th day of September, 2012.


NOTARY PUBLIC
My Commission Expires: 7/29/13

Grantee Name / Send tax notice to:
ATTN:
GREEN TREE SERVICING, LLC
1400 Turbine Drive
Rapid City, SD 57703

File No.: 91412


20121008000384260 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:51:52 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pat Wallace
Mailing Address 1805 Hamilton Road
Pelham, AL 35124

Grantee's Name Green Tree Servicing, LLC
Mailing Address 1400 Turbine Drive
Rapid City, SD 57703

Property Address 1805 Hamilton Road
Pelham, AL 35124

Date of Sale 09/13/2012

Total Purchase Price \$ 137,607.68

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other Foreclosure Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/2/2012

Print Latoria Jones

Sign [Signature]

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Print Form



20121008000384260 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:51:52 AM FILED/CERT