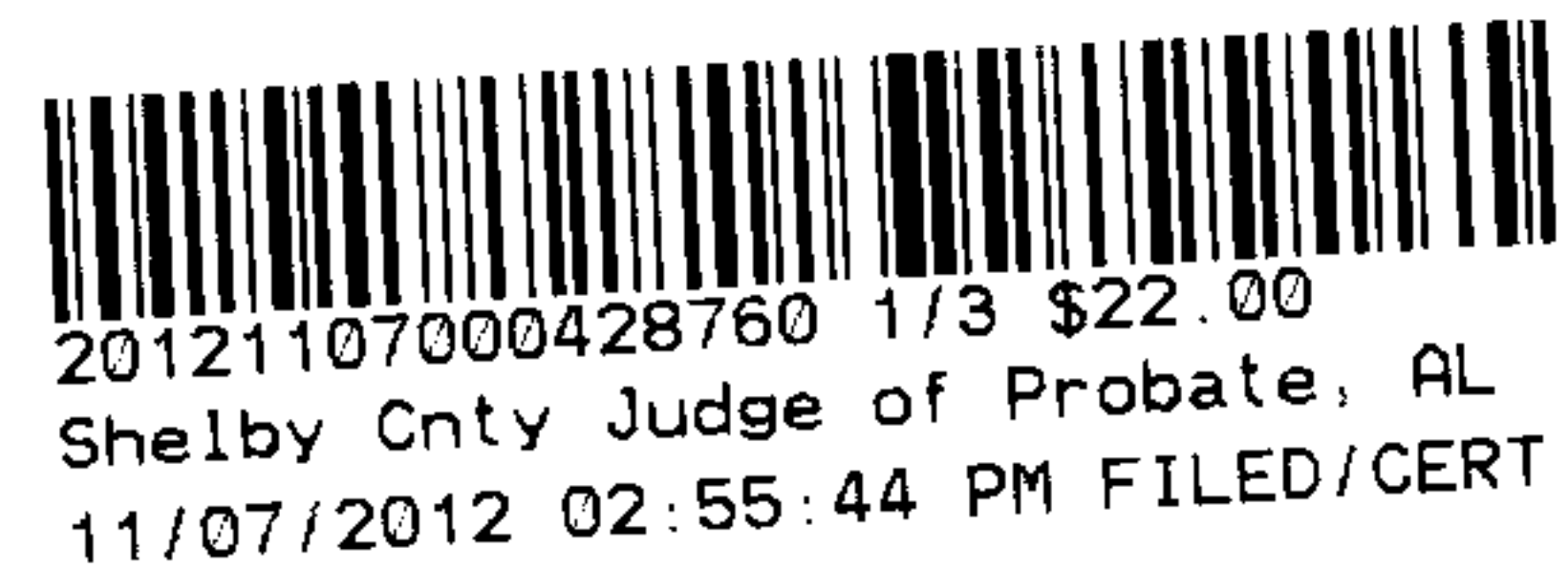


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on November 17, 2007, to-wit: Mark S. Connell and wife, Lori Connell and, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Solstice Capital Group Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on November 30, 2007, in 20071130000543810, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to Green Tree Servicing, LLC, by assignment recorded May 7, 2012, and recorded in Instrument Number 20120507000160690, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the September 19, 2012, September 26, 2012, October 3, 2012, , that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on October 23, 2012, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$156,873.43, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Green Tree Servicing, LLC;

NOW THEREFORE, IN consideration of the premises , Mark S. Connell and wife, Lori Connell, and Green Tree Servicing, LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 2 Wilderness Ct, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

Begin, at the SE corner of Lot 8, Block 1, of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 page 127 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West boundary of Wilderness Court a distance of 147.51 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90 deg; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence in a Westerly direction a distance of 112.00 feet; thence 90 deg. Right in a Northerly direction a distance of 172.51 feet to the Southwest corner of said Lot 8, Block 1; thence 90 deg. Right in an easterly direction along the South line of said Lot 8, a distance of 137.00 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** under and by virtue of the power and authority contained in the aforesaid

mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said, Mark S. Connell and wife, Lori Connell, and Green Tree Servicing, LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Mark S. Connell and wife, Lori Connell, and Green Tree Servicing,
LLC

BY: _____


James J. Odom, Jr.

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for, Mark S. Connell and wife, Lori Connell, and Green Tree Servicing, LLC, 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th day of November, 2012.



Notary Public

My Commission Expires: 3/7/2015


THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:

FNMA
P.O. Box 650043
Dallas, TX 75265-0043

Grantors Address:

2 Wilderness Ct.
Pelham, AL 35124


20121107000428760 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/07/2012 02:55:44 PM 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 Mark S. & Lori Connell
Mailing Address _____

Grantee's Name Federal National Mtg. Association
Mailing Address P.O. Box 650043

Dallas, TX 75265-0043

Property Address 2 Wilderness Ct.
Pelham, AL 35124

Date of Sale 10/23/2012
Total Purchase Price \$ 156,873.43
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 ☐ Appraisal
☐ Sales Contract ☒ Other Bid at Foreclosure Sale
☐ Closing Statement

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



20121107000428760 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/07/2012 02:55:44 PM FILED/CERT

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 10/29/12

Print Robert J. Wermuth

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1