


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20130723000299540 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/23/2013 12:12:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, May 22, 2007, Thomas E. Nichols, Jr., an unmarried man ("Mortgagor"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Quicken Loans, Inc., said Mortgage being recorded May 25, 2007, in Instrument No. 20070525000245560 1/19, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument No. 20130329000131020, 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 servicer with delegated authority for Federal National Mortgage Association, 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 July 3rd, July 10th, and July 17, 2013.

WHEREAS, on July 23, 2013, 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 servicer with delegated authority for Federal National Mortgage Association, 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 servicer with delegated authority for Federal National Mortgage Association, in the amount of Three Hundred Sixty-Five Thousand Three Hundred Five and 32/100's (\$365,305.32) 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 purchaser; and

WHEREAS, Paul J. Spina, III, conducted said sale on behalf of Green Tree Servicing LLC, as servicer with delegated authority for Federal National Mortgage Association, 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 Three Hundred Sixty-Five Thousand Three Hundred Five and 32/100's (\$365,305.32) Dollars,

Mortgagors, by and through Green Tree Servicing LLC, as servicer with delegated authority for Federal National Mortgage Association, as holder, do grant, bargain, sell and convey unto Green Tree Servicing LLC the following described real property situated in Shelby County, Alabama to wit:

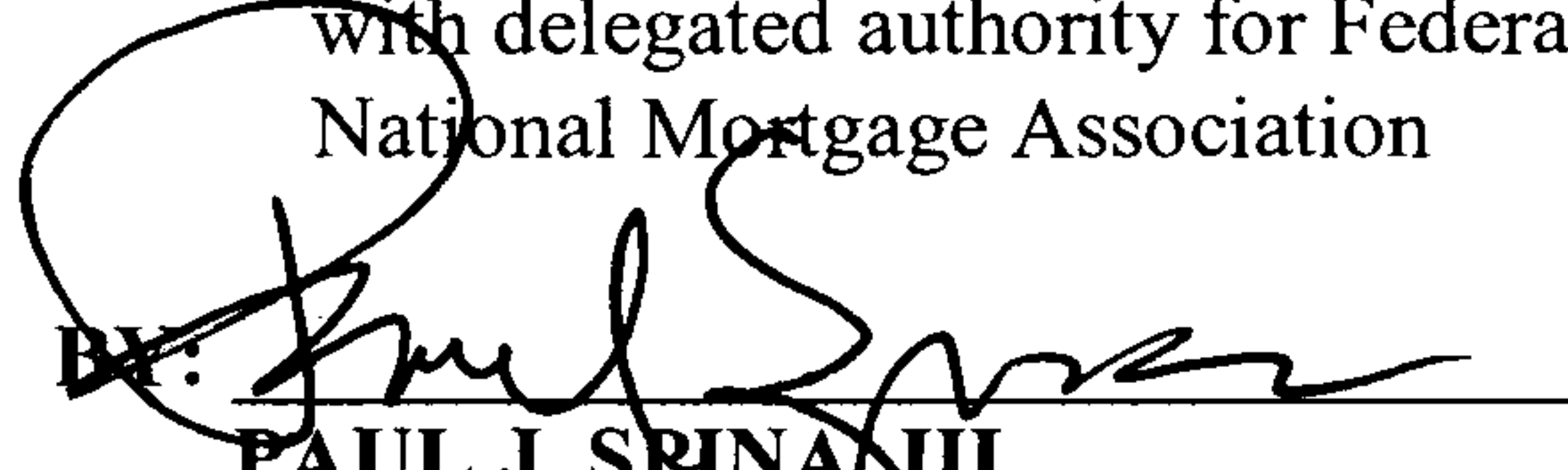
Lot 716, according to the map or survey of Forest Parks, 7th Sector, as recorded in Map Book 22, Page 150 and in Instrument Number 1997-25443, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Green Tree Servicing LLC as servicer with delegated authority for Federal National Mortgage Association, its successors, assigns 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 servicer with delegated authority for Federal National Mortgage Association, as holder, has caused this instrument to be executed by and through Paul J. Spina, III, as auctioneer conducting said sale for said Mortgagee, and said Paul J. Spina, III, has hereto set his hand and seal on this the 23rd day of July, 2013.

BY: Thomas E. Nichols, Jr.

BY: Green Tree Servicing LLC, as servicer
with delegated authority for Federal
National Mortgage Association

BY: 
PAUL J. SPINA, III
as Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Spina, III, 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 17th day of July, 2013.


[Notary Seal]


Notary Public
My Commission Expires: 3-15-2017


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This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee
Loan #89473636

Send Tax Notice to:
Green Tree Servicing LLC
4250 North Freeway
Fort Worth, TX 76137



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Real Estate Sales Validation Form

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

Grantor's Name Nichols, Jr., Thomas E.
Mailing Address 109 Scarlett Lane
Chelsea, AL 35043

Grantee's Name Green Tree Servicing LLC
Mailing Address 4250 North Freeway
Fort Worth, TX 76137

Property Address 400 Conroy Circle
Sterrett, AL 35043

Date of Sale 07/23/2013
Total Purchase Price \$ 365,305.32
Or
Actual Value \$ _____
Or
Actual 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 ☐ Foreclosure Deed
☐ 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.

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.

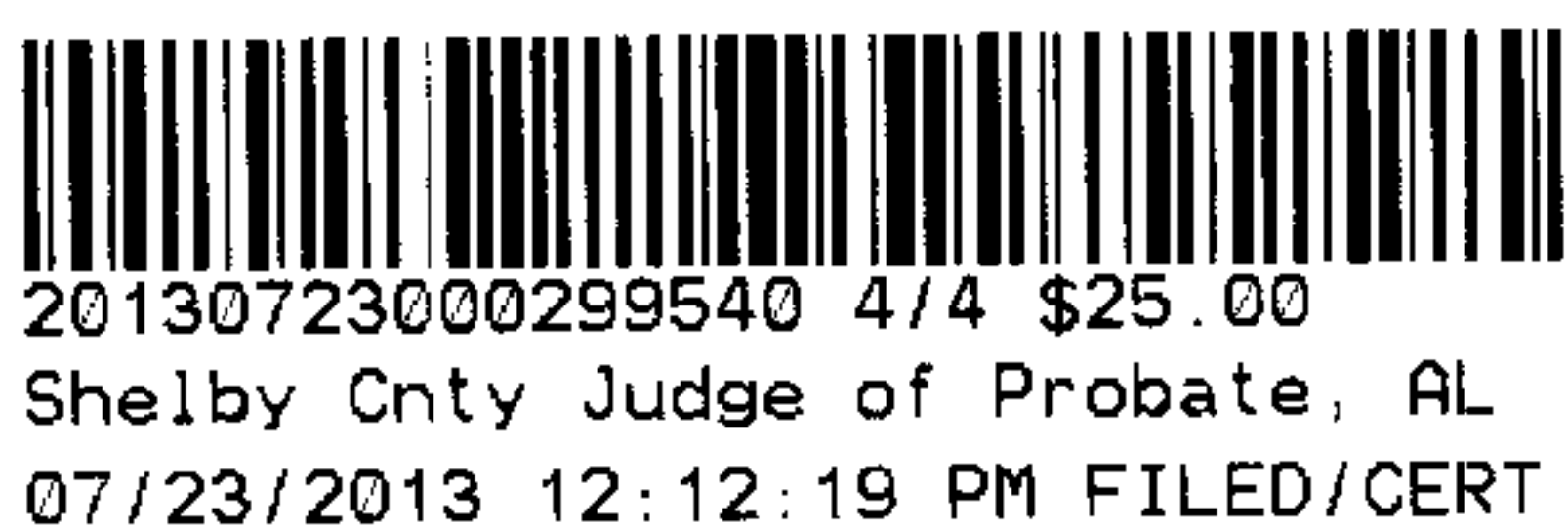
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 07/23/2013

☐ Unattested
☐ (verified by) _____



Spina & Lavelle, P.C.
By: Paul Spina
Sign: [Signature]
As Attorney for: Green Tree Servicing LLC