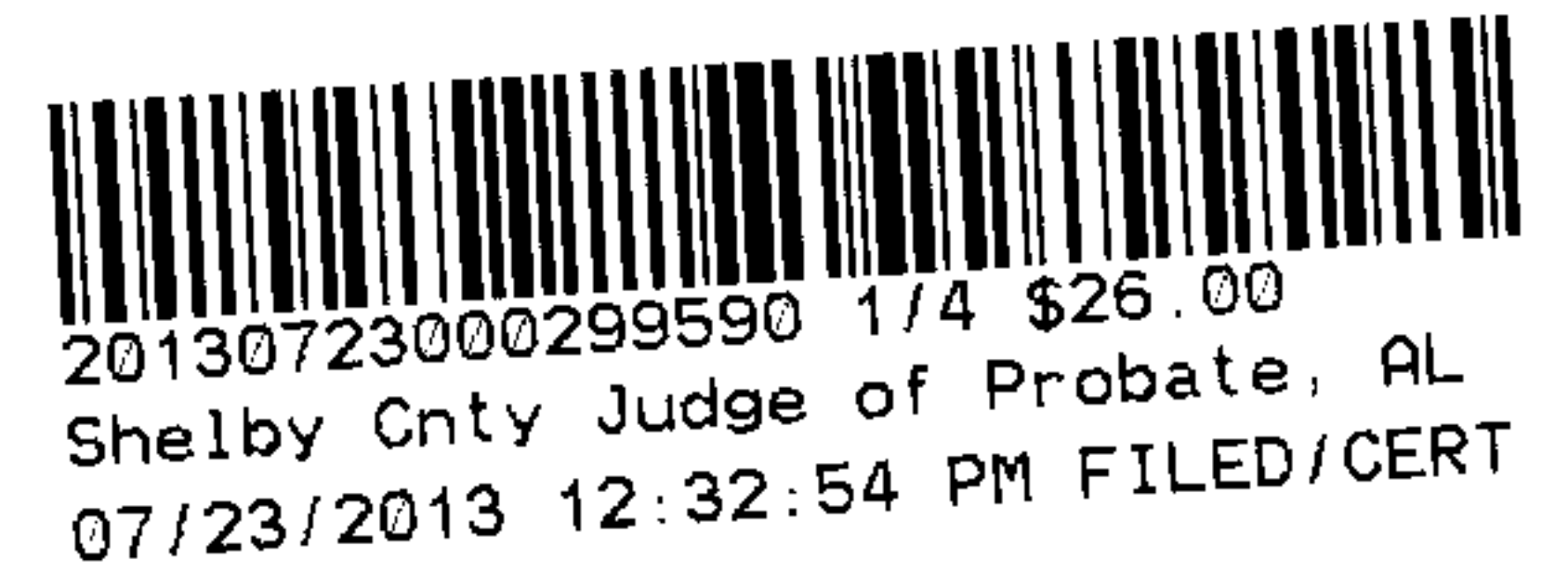


STATE OF ALABAMA

COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**



**WHEREAS**, on the February 4, 2009, **Perry R. Strehle and Mary F. Strehle, Mortgagor(s), and Party of the First Part**, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc. as Nominee for EquiFirst Corporation, Incorporated, which said mortgage is recorded in Mortgage Instrument No. 20090213000049830 in the Office of the Judge of Probate of Shelby County, Alabama. Said Mortgage was transferred and assigned, and the debt thereby secured to **Bayview Loan Servicing, LLC, Party of the Second Part**, by assignment recorded in Miscellaneous Book \_\_\_\_\_, at Page \_\_\_\_\_ of said records in the Office of the Judge of Probate of Shelby, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness so secured by the aforesaid mortgage, and the said Bayview Loan Servicing, LLC as transferee, 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 of general interest and circulation published in Shelby County, Alabama in its issues of 2/8/12, 2/15/12 and 2/22/12; and

**WHEREAS**, on February 28, 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 the person conducting the sale on behalf of the mortgage did offer for sale on behalf of the mortgagee and sell at public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of **Bayview Loan Servicing, LLC**, as transferee, in the amount of **TWO HUNDRED SIXTY-SIX THOUSAND THREE HUNDRED and 00/100 Dollars (\$266,300.00)** which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bayview Loan Servicing, LLC; and

**WHEREAS**, Dennis O. Williamson, Esq. conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

**WHEREAS**, said mortgage expressly authorizes the person conducting the said sale to execute to the purchaser at said sale a deed to the property so purchased;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:**

For and in consideration of the premises and the credit of **TWO HUNDRED SIXTY-SIX THOUAND THREE HUNDRED and 00/100 Dollars (\$266,300.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Parties of the Second Part, 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 Secretary of the US Department of Housing and Urban Development of Washington DC, its successors and or Assigns, c/o Michaelson, Connor and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to wit:

**\*\*\*See Exhibit "A"\*\*\***

**TO HAVE AND TO HOLD**, the above described property unto the said **The Secretary of the US Department of Housing and Urban Development of Washington DC, its successors and or Assigns, c/o Michaelson, Connor and Boul**, its successors and assigns forever; subject, however to the statutory right of redemption on the part of those entitled to redeem as proved by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.



IN WITNESS WHEREOF, the said Perry R. Strehle and Mary F. Strehle, Mortgagors, and Party of the First Part, and The Secretary of the US Department of Housing and Urban Development of Washington DC, its successors and or Assigns, c/o Michaelson, Connor and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, as Party of the Second Part, have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 25<sup>th</sup> day of April, 2012.

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company

By: [Signature]  
**Dennis O. Williamson,**  
Auctioneer, Agent, and Attorney-in-Fact

Perry R. Strehle and Mary F. Strehle,  
Mortgagor(s)

By: [Signature]  
**Dennis O. Williamson,** Attorney-in-Fact

STATE OF ALABAMA )  
COUNTY OF Twickenham )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dennis O. Williamson**, whose name as attorney-in-fact, auctioneer, and agent conducting the mortgage foreclosure sale for **Perry R. Strehle and Mary F. Strehle and Bayview Loan 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, auctioneer, and agent, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 25<sup>th</sup> day of April, 2012.

[Signature]  
**NOTARY PUBLIC**  
My Commission Expires: 4/4/2016

**THIS INSTRUMENT PREPARED BY:**

Dennis O. Williamson  
The Callins Law Firm, LLC  
101 Marietta Street, Suite 1030  
Atlanta, GA 30303  
(404) 681-5826



  
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Shelby Cnty Judge of Probate, AL  
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**\*\*\*Exhibit "A"\*\*\***

**Parcel A:**

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 1,456.85 feet to a point; thence run South a distance of 1,149.0 feet to the point of beginning of the Parcel being described; thence run South 64 deg. 19 min. 06 sec. East a distance of 70.35 feet to a point; thence continue along the water line of said Lay Lake and run South 38 deg. 35 min. 06 sec. East a distance of 34.09 feet to a point; thence continue along water line and run South 10 deg. 15 min. 34 sec. East a distance of 47.94 feet to a point; thence run South 58 deg. 30 min. 36 sec. East a distance of 15.0 feet to a point; thence run South 24 deg. 29 min. 24 sec. West a distance of 193.35 feet to a point; thence turn South 11 deg. 17 min. 36 sec. East a distance of 108.86 feet to a point on the North line of a public road; thence run South 55 deg. 55 min. 17 sec. West a chord distance of 170.75 feet to the P.T. of a curve having a central angle of 45 deg. 34 min. 13 sec. and a radius of 220.45 feet; thence run South 33 deg. 08 min. 09 sec. West a distance of 40.67 feet to P.C. of a curve to the right, having a central angle of 61 deg. 52 min. 38 sec. and a radius of 94.91 feet; thence run South 64 deg. 04 min. 34 sec. West a chord distance of 97.59 feet to a point; thence run North 19 deg. 48 min. 16 sec. East a distance of 602.91 feet to the point of beginning, being situated in Shelby County, Alabama.

**Parcel A:**

Commence at the most Southerly corner of the Stanley Tract as recorded in Book 285, page 361 in the office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 326.10 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 122.57 feet; thence 164 deg. 46" left and run Southwesterly for 29.65 feet; thence 19 deg. 58' 23" left and run Southwesterly for 94.28 feet to the point of beginning.

According to the survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

LESS and EXCEPT Parcel "B" heretofore conveyed to John Chilton Powell, Jr. and wife, Kathleen B. Powell described as follows:

**Parcel B:**

Commence at the most Southerly corner of the Stanley Tract as recorded in Book 285, page 361 in the office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 483.26 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 119.65 feet; thence 84 deg. 07' 22" right and run Southeasterly for 7.98 feet; thence 92 deg. 03' 20" right and run Southwesterly for 119.10 feet to the point of beginning.

According to the survey of Jerry C. Couch, LS #14719, dated May 20, 1992.

ALSO conveyed is an Easement, in accordance with Instrument No. 1998-06378, as recorded in Probate Office of Shelby County, Alabama, upon and across the following described property:

The east half of Lot 1 of Stanley's Addition to Lay Lake as recorded in Map Book 22, page 144, of the records of the Probate Judge of Shelby County, Alabama, being more particularly described as follows: Proceed down the North line of said Lot 1, a distance of 160 feet and proceed SEW to the set rebar, which is located between Curve 2 and Curve 3 on Ridge Road. Then proceed 140.06 feet to the NE corner of said Lot 1 and then proceed back to said point 160 feet along the back line.



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# Real Estate Sales Validation Form

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

Grantor's Name Perry R. Strehle & Mary F. Strehle Grantee's Name Bayview HUD *Secretary of Housing*  
Mailing Address 251 Ridge Rd Mailing Address 4400 Will Rogers Pkwy  
Shelby, AL 35143 Ste. 300  
OKlahoma City 73108

Property Address 251 Ridge Rd Date of Sale 2-28-12  
Shelby, AL 35143 Total Purchase Price \$ 0  
or  
Actual Value \$  
or  
Assessor's Market Value \$ \* Bank acquired \*

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  
☐ 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

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 7/22/13

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form

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