

20130823000345650 1/4 \$106.00
Shelby Cnty Judge of Probate: AL
08/23/2013 11:03:00 AM FILED/CERT

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: May 22, 1999, Richard Earl Gaddis (husband) and Lynn M. Gaddis (wife), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded July 26, 1999, in Instrument #1999-30922, in the office of the Judge of Probate of Shelby County, Alabama; assigned to Mid-State Homes, Inc., by instrument recorded in Instrument #1999-52295; assigned to William J. Wade, not in his individual capacity, but solely as Trustee of Mid-State Trust V by instrument recorded in Instrument #1999-52296; assigned to First Union National Bank by instrument recorded in Instrument #1999-52297; assigned to Mid-State Homes, Inc., by instrument recorded in Instrument #2000-20403; assigned to William J. Wade, not in his individual capacity, but solely as Trustee of Mid-State Trust VIII by instrument recorded in Instrument #2000-20404; assigned to First Union National Bank by instrument recorded in Instrument #2000-20405; assigned to Wachovia Bank National Association f/k/a First Union National Bank by instrument recorded in Instrument #20090421000144800, now held by U.S. Bank, N.A., as Trustee on behalf of Mid-State Trust VIII. All instruments recorded 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 U.S. Bank, N.A., as Trustee on behalf of Mid-State Trust VIII by Green Tree Servicing LLC, as servicer with delegated authority, 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 31st; August 7th; and August 14, 2013;

WHEREAS, on August 21, 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 U.S. Bank, N.A., as Trustee on behalf of Mid-State Trust VIII by Green Tree Servicing LLC, as servicer with delegated authority, as holder, 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 in the amount of Sixty-Five Thousand and No/100s (\$65,000.00) 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

Shelby County, AL 08/23/2013
State of Alabama
Deed Tax: \$65.00

WHEREAS, Paul K. Lavelle, conducted said sale on behalf of U.S. Bank, N.A., as Trustee on behalf of Mid-State Trust VIII by Green Tree Servicing LLC, as servicer with delegated authority, 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 Sixty-Five Thousand and No/100s (\$65,000.00) Dollars, Mortgagor, by and through U.S. Bank, N.A., as Trustee on behalf of Mid-State Trust VIII by Green Tree Servicing LLC, as servicer with delegated authority, 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 No. 8, in Block 5 of Pine Grove Camp, according to the survey of said Pine Grove Camp, a map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, at Page 8, and being situated in the SE1/4 of Section 12, Township 24 North, Range 15 East, except mineral and mining rights and excepting water rights heretofore conveyed to Alabama Power Company.

TO HAVE AND TO HOLD, the above described property unto Green Tree Servicing LLC, 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 holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle has hereto set his hand and seal on this the 21st day of August, 2013.

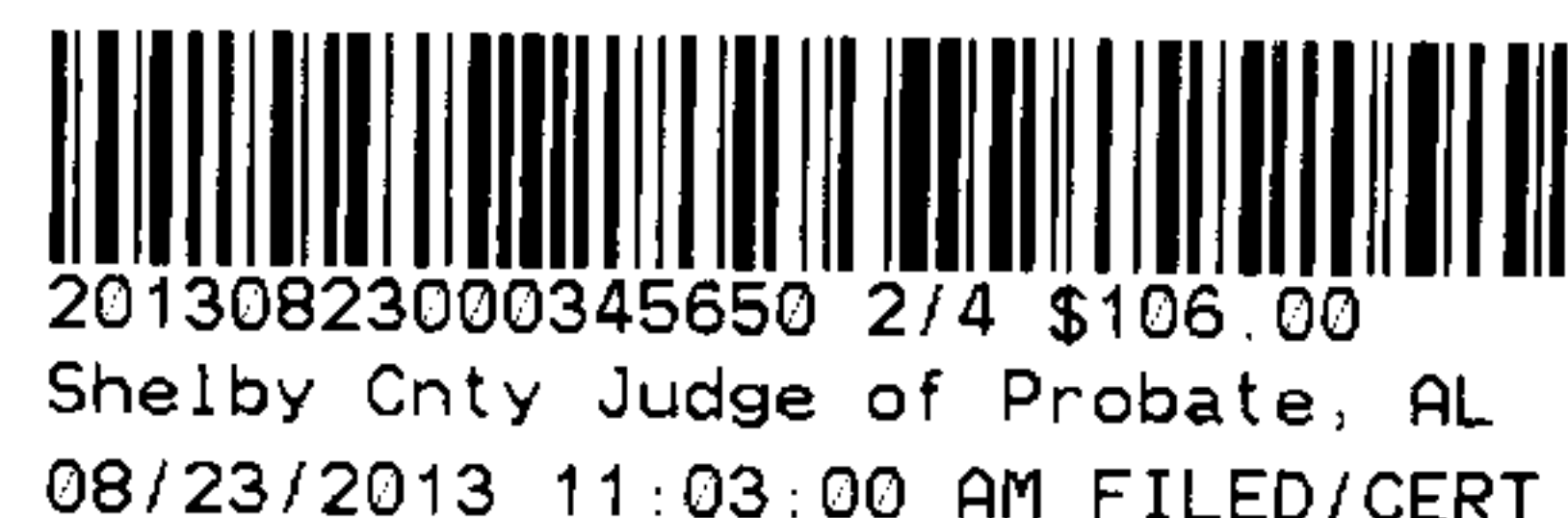
Richard Earl Gaddis and Lynn M. Gaddis

Green Tree Servicing LLC

BY:


PAUL K. LAVELLE

as Attorney-in-Fact and Auctioneer



STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, 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.

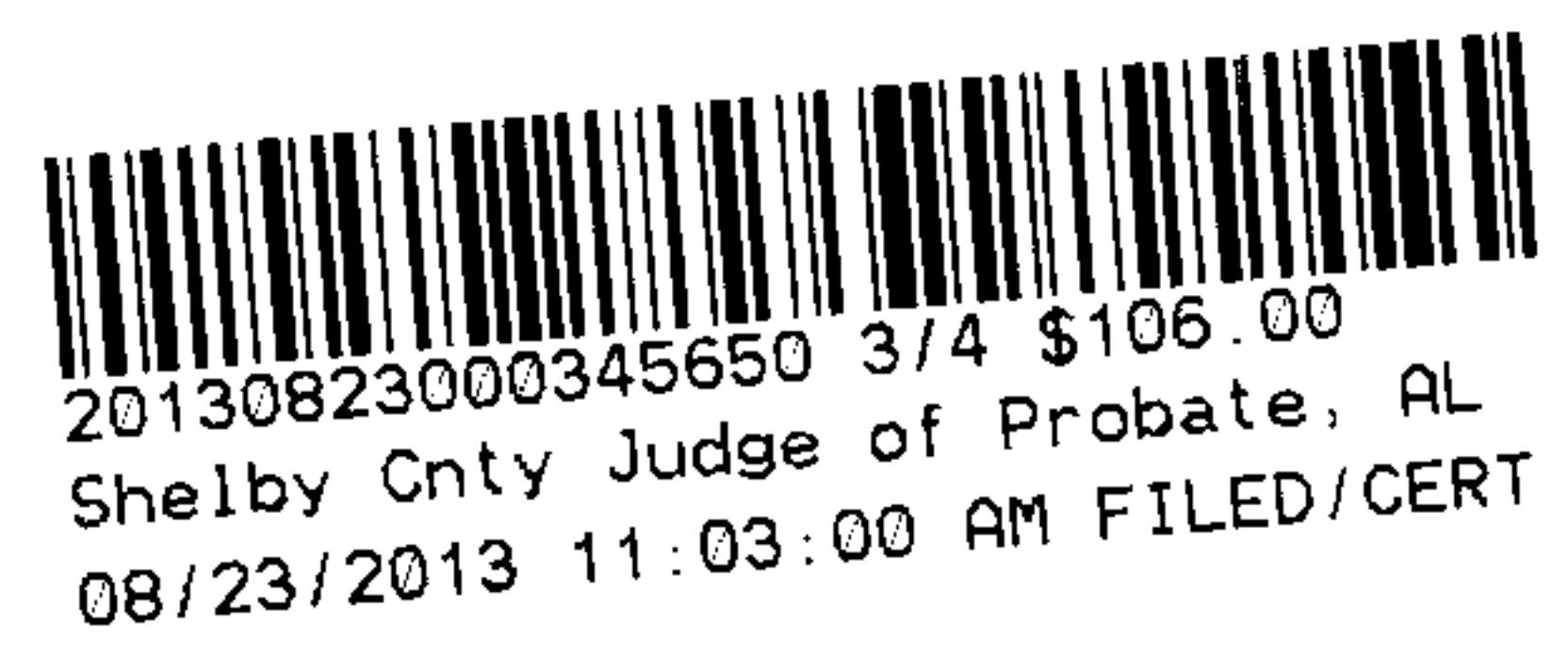
Given under my hand and official seal this the 21st day of August, 2013.

[Notary Seal]

Cala C. Kappen
Notary Public
My Commission Expires: 3-15-17

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
1500 Urban Center Drive, Suite 450
Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan #66049912

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



Real Estate Sales Validation Form

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

Grantor's Name Goodwin, Robert
Mailing Address PO Box 278
Leighton, AL 35646

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

Property Address 200 Jarmon Way
Leighton, AL 35646

Date of Sale 08/22/2013
Total Purchase Price \$ 65,000.00
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.

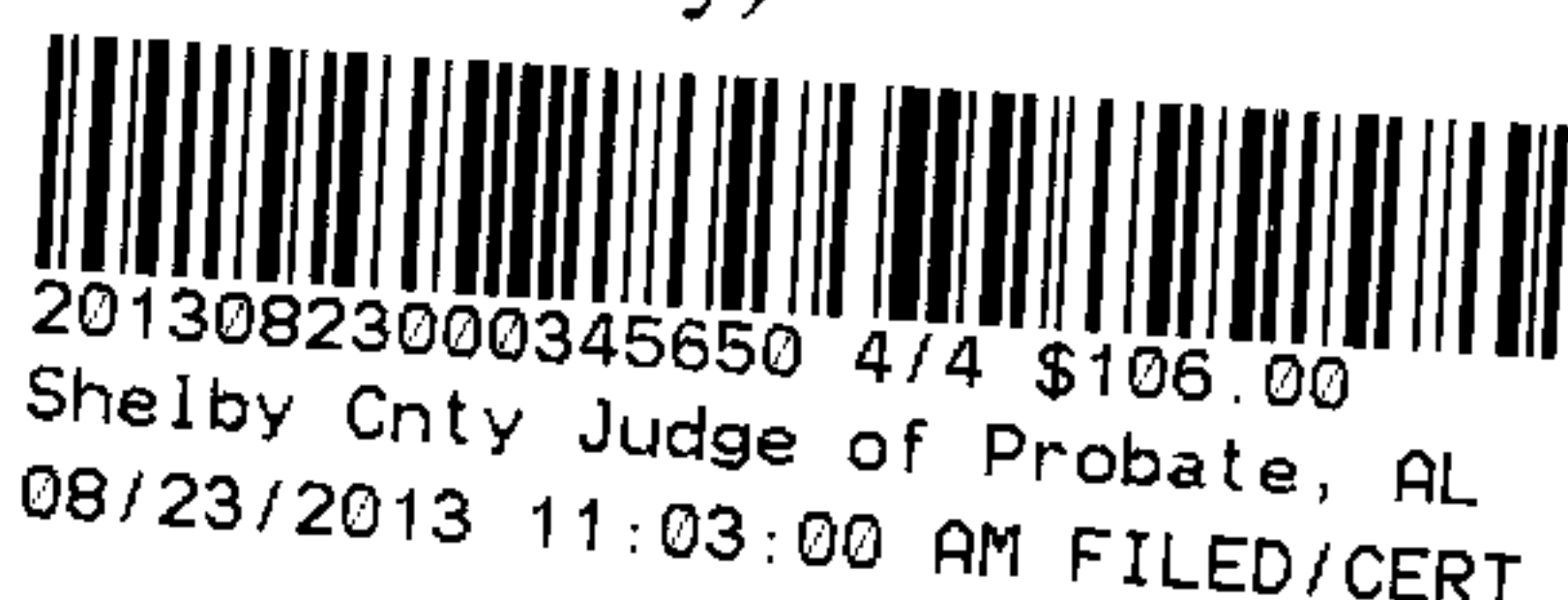
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 08/21/2013

☐ Unattested

(verified by)



By: Paul K Lavelle

Sign: [Signature]

As Attorney for: Green Tree Servicing LLC