

SEND TAX NOTICE TO:

Loan Number: 0602390695

Spartan Value Investors, LLC

1110 23rd Street South

Birmingham, AL 35203

20131017000413830 1/4 \$66.50
Shelby Cnty Judge of Probate, AL
10/17/2013 03:22:40 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of July, 2009, Harold Simmons and Misti Simmons, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. (MERS) solely as nominee for Home1st Lending, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090720000278400, said mortgage having subsequently been transferred and assigned to Ocwen Loan Servicing, LLC, by instrument recorded in Instrument Number 20130416000155390, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Ocwen Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 31, 2013, August 7, 2013, and August 14, 2013; and



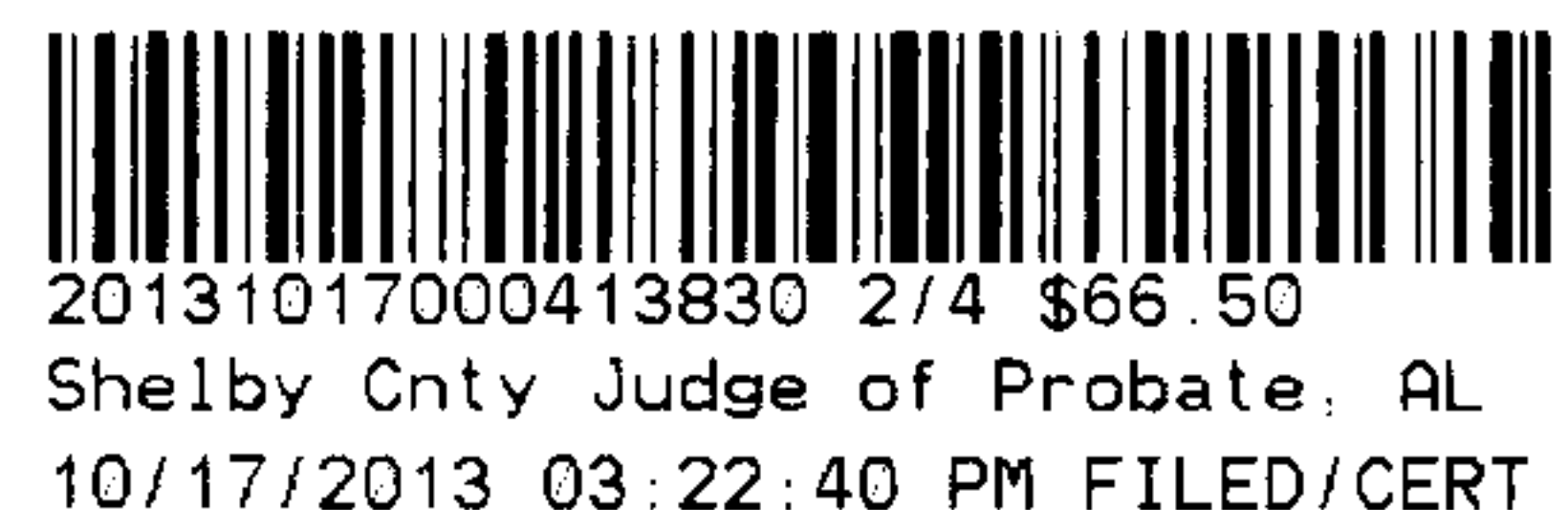
WHEREAS, on September 23, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Ocwen Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, Spartan Value Investors, LLC was the highest bidder and best bidder in the amount of Thirty-Nine Thousand Fifty-One And 00/100 Dollars (\$39,051.00) on the indebtedness secured by said mortgage, the said Ocwen Loan Servicing, LLC, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Spartan Value Investors, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West of the Huntsville Meridian; thence proceed Southerly along the West boundary of said Section for 1,051.50 feet to the North margin of Carters Lane; thence turn an angle of 97 degrees 55 minutes to the left and run along said North margin of Carters Lane for 95.02 feet to a point being the point of beginning of the parcel herein described; thence turn an angle of 93 degrees 46 minutes to the left and run 90.00 feet to a point; thence turn an angle of 11 degrees 41 minutes to the left and run 75.70 feet to a point; thence turn an angle of 104 degrees 36 minutes 44 seconds (old deed shows 103 degrees 29 minutes 36 seconds) to the right and run 180.98 feet (old deed shows 175.63 feet) to a point; thence turn an angle of 70 degrees 24 minutes 54 seconds (old deed shows 69 degrees 34 minutes 42 seconds) to the right and run 68.31 feet to a point; thence turn an angle of 22 degrees 27 minutes and run 30.13 feet (old deed shows 29.98 feet) to a point, being a point on the aforementioned North margin of Carters Lane; thence turn an angle of 64 degrees 36 minutes 23 seconds (old deed shows 64 degrees 45 minutes 42 seconds) to the right and run along said North margin of Carters Lane for 155.26 feet (old deed shows 155.00 feet) to the point of beginning.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.



TO HAVE AND TO HOLD the above described property unto Spartan Value Investors, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Ocwen Loan Servicing, LLC, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 27 day of Sept, 2013.

Ocwen Loan Servicing, LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

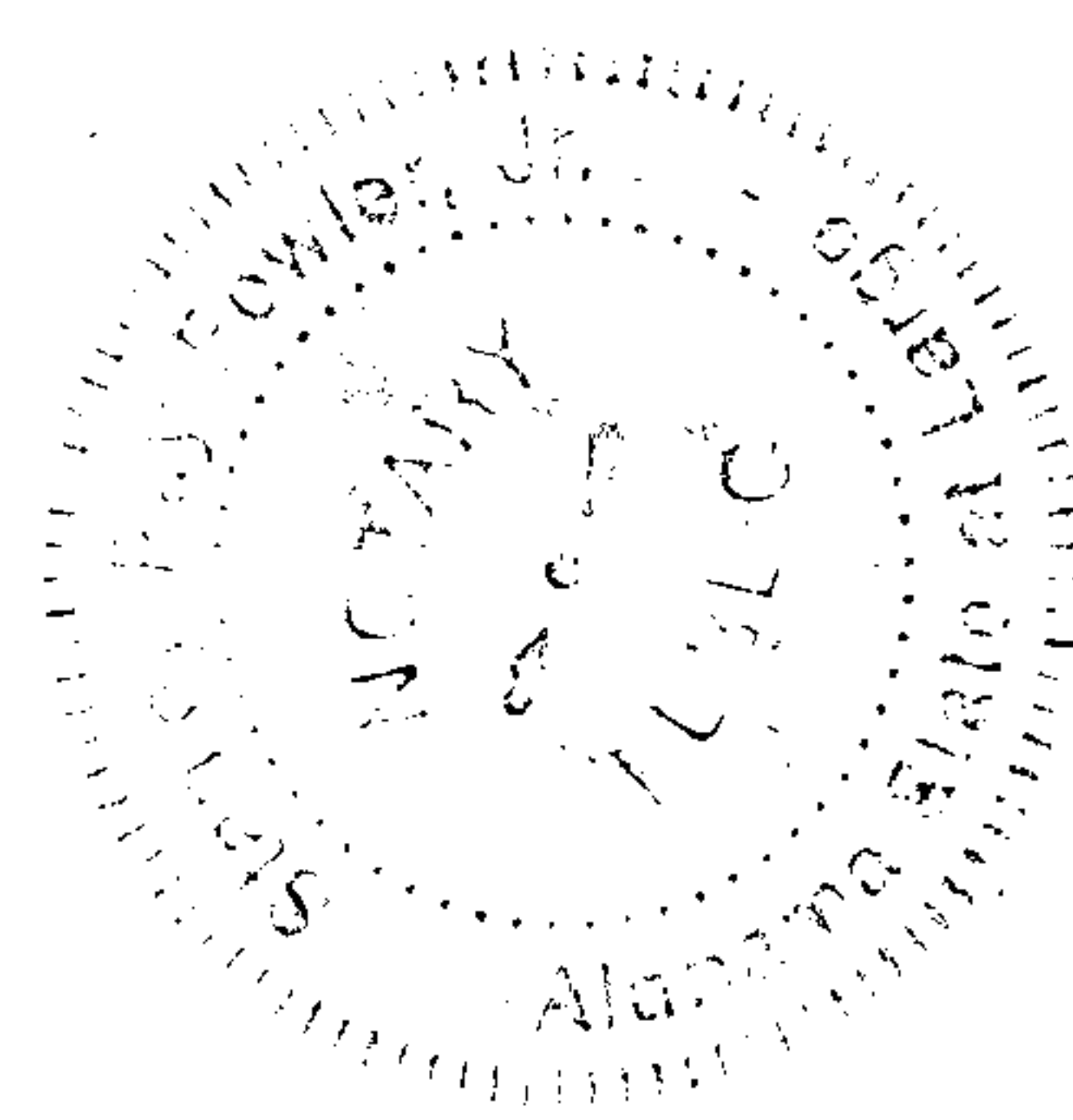
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Ocwen Loan Servicing, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 27 day of Sept, 2013.

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES 07/30/2016**

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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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 Harold + Misty Simmons Grantee's Name Spartan Value Investors
Mailing Address 110 Carter Lane Mailing Address 1110 23rd St S
Columbiana, AL 35051 Birmingham, AL 35205
Property Address 110 Carter Lane Date of Sale September 23, 2013
Columbiana, AL 35051 Total Purchase Price \$ 39,051
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 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 10/17/13

Print Lindsay Jackson

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1