

SEND TAX NOTICE TO:

AMS Servicing, LLC

3374 Walden Avenue

Ste 120

Depew, NY 14043



20131104000434170 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
11/04/2013 01:21:55 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of August, 2006, Rickey W. Johnson and Anita Ann Johnson, executed that certain mortgage on real property hereinafter described to Lendmark Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060906000438610 and re-recorded in Instrument 20111216000381700, said mortgage having subsequently been transferred and assigned to FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC, by instrument recorded in Instrument Number 20130808000322970, 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 FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings 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 September 18, 2013, September 25, 2013, and October 2, 2013; and

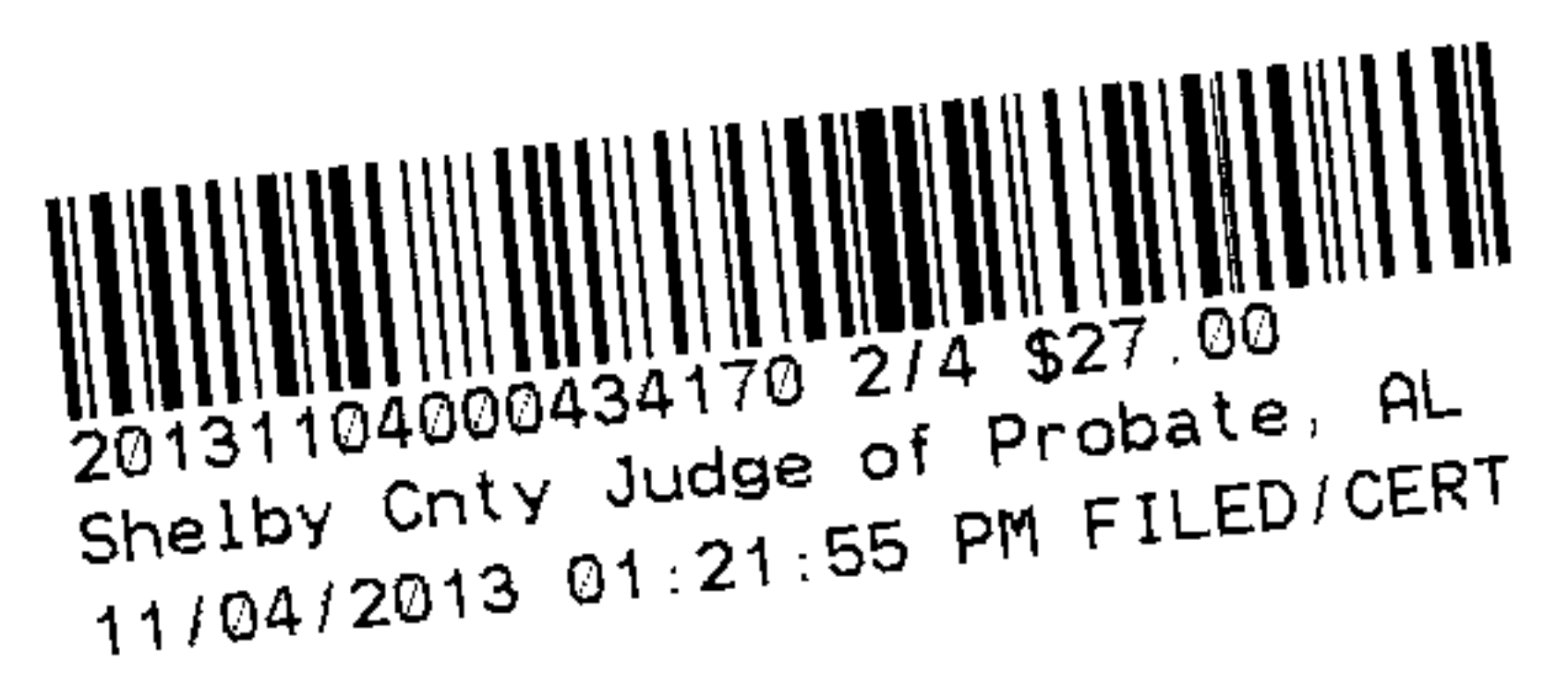
WHEREAS, on October 21, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC did offer for sale and sell at public outcry 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 FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC; and

WHEREAS, FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC was the highest bidder and best bidder in the amount of Forty-Nine Thousand Nine Hundred Ninety-Nine And 00/100 Dollars (\$49,999.00) on the indebtedness secured by said mortgage, the said FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings 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 Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 19 South, Range 1 East, thence run West along the South line of said Section a distance of 686.94 feet to the Point of Beginning; thence continue West along the South line of said Section a distance of 185.59 feet thence turn an angle of 62 degrees 45 minutes to the right and run a distance of 214.75 feet to the Southeast right-of-way line on U.S. Highway 280, thence turn an angle of 89 degrees 47 minutes to the right and run along said right-of-way line a distance of 165 feet; then turn an angle of 90 degrees 13 minutes to the right and run a distance of 300.54 to the Point of Beginning. Situated in the Southeast Quarter of the Southeast Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC its successors/heirs and assigns, 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, FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings 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 24 day of Oct., 2013.

FV-I, Inc. in Trust for Morgan Stanley Mortgage
Capital Holdings LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: *Aaron Nelson*
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

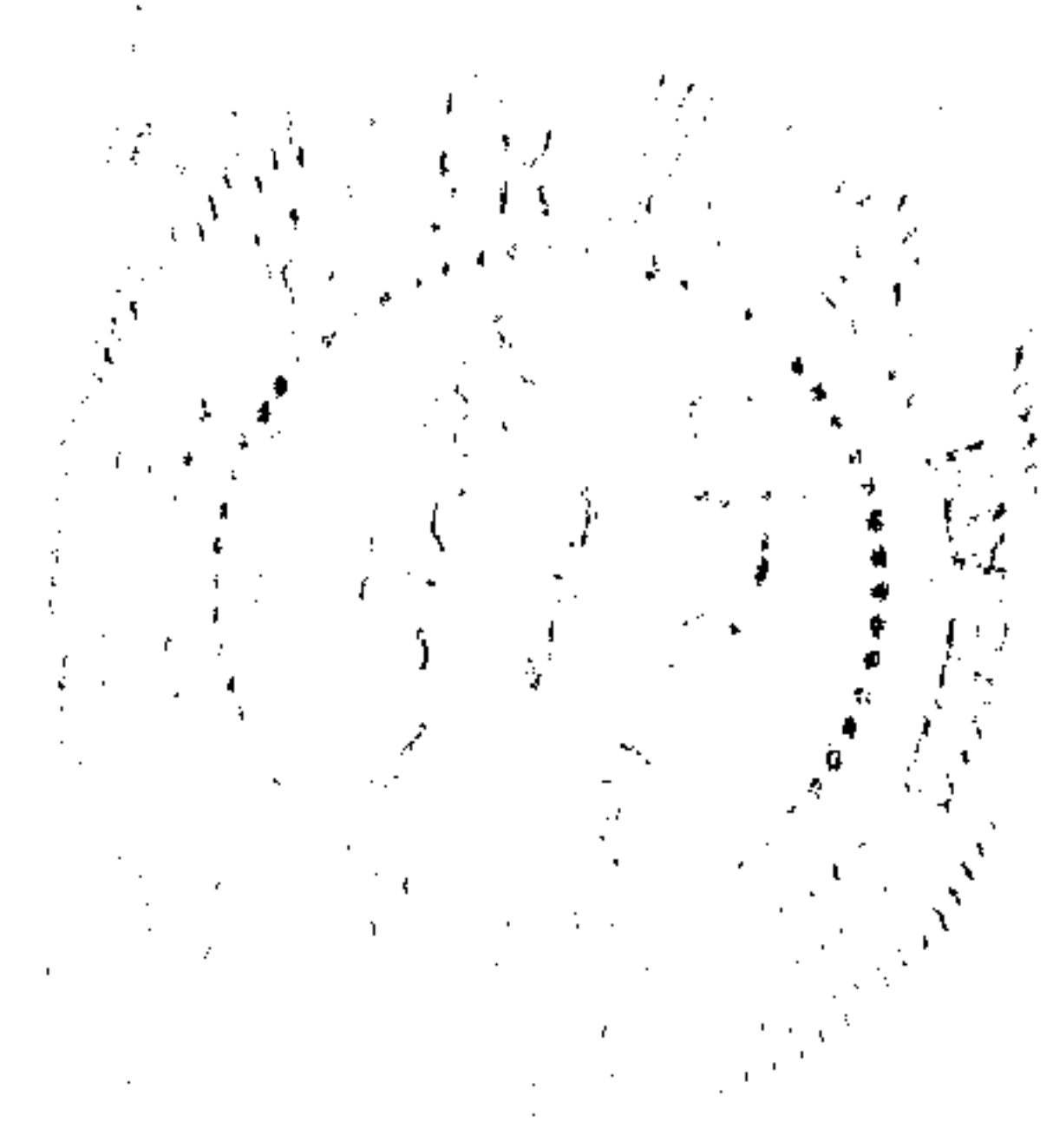
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC, is signed to the foregoing conveyance, 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 24 day of Oct, 2013.

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES MAY 27, 2015**

This instrument prepared by:
Ginny Rutledge
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 FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC

Mailing Address c/o AMS Servicing, LLC
3374 Walden Avenue
Ste 120
Depew, NY 14043

Property Address 3421 Westover Rd
Sterrett, AL 35147

Grantee's Name FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC

Mailing Address c/o AMS Servicing, LLC
3374 Walden Avenue
Ste 120
Depew, NY 14043

Date of Sale 10/21/2013

Total Purchase Price \$49,999.00

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 Bid Price

☐ 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.

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 _____

Print Megan Noojin, foreclosure specialist

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

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