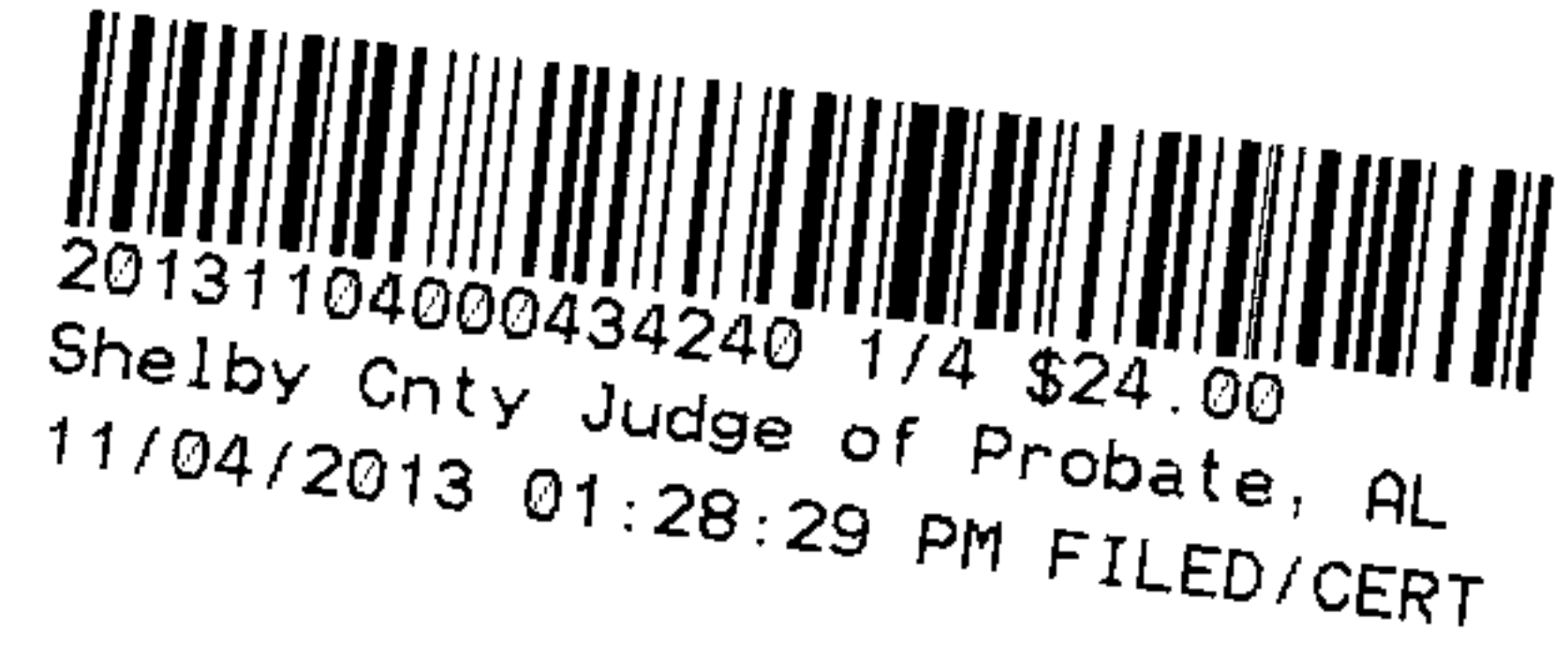


FORECLOSURE DEED



STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, December 30, 2005, Carol Young, a married woman, and Diane Young, a single woman ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Countrywide Home Loans, Inc., said Mortgage being recorded January 25, 2006, in Instrument Number 20060125000042090, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC by instrument recorded in Instrument Number 20130405000142270, 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 October 9, 2013, October 16, 2013, and October 23, 2013.

WHEREAS, on November 4, 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 Federal National Mortgage Association in the amount of One Hundred Ten Thousand Nine Hundred Twenty Four and 10/100 (\$110,924.10) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Federal National Mortgage Association, as purchaser; and

WHEREAS, Paul K. Lavelle 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 One Hundred Ten Thousand Nine Hundred Twenty Four and 10/100 (\$110,924.10) 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 Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

Lot 103, according to the Amended Map of Old Ivy Subdivision Phase 1, as recorded in Map Book 36, page 5A and 5B, in the Probate Office of Shelby County, Alabama.

Together with reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530, and Supplemental Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20120504000157040, in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.


TO HAVE AND TO HOLD, the above described property unto 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 K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle has hereto set her hand and seal on this the 4th day of November, 2013.

BY: Carol Young and Diane Young

BY: Green Tree Servicing LLC

BY: 
PAUL K. LAVELLE
as Auctioneer and Attorney-in-Fact


20131104000434240 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/04/2013 01:28:29 PM FILED/CERT

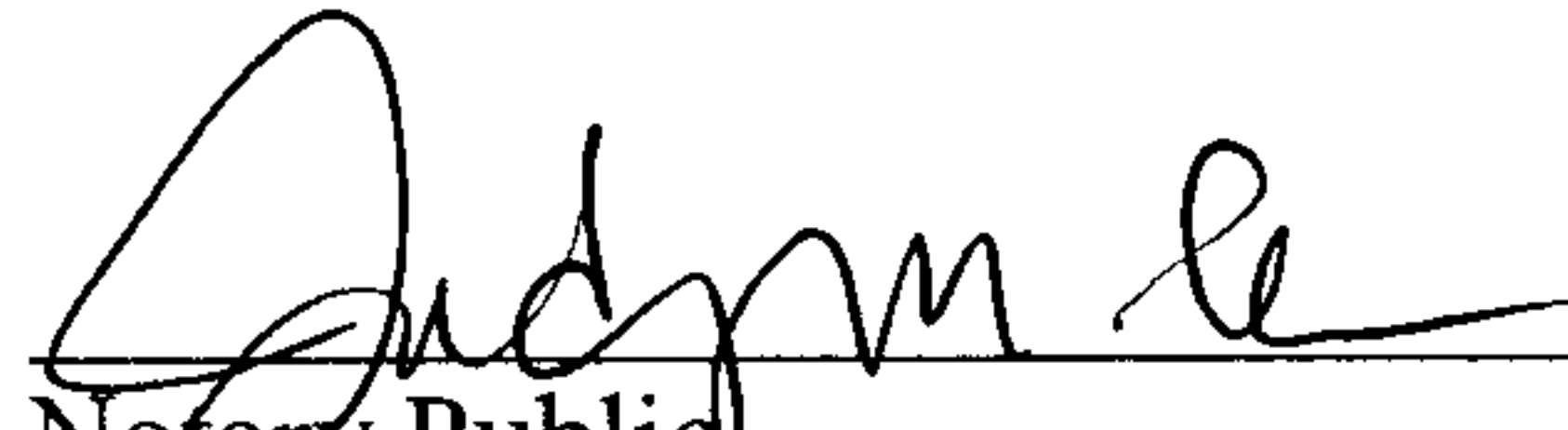
STATE OF ALABAMA)

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, she in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of November, 2013.

[Notary Seal]


Notary Public
My Commission Expires: _____

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 #68366323

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 9, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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



20131104000434240 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/04/2013 01:28:29 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carol Young and Diane Young
Mailing Address 493 SW North Quick
Port St Lucie FL 34953

Grantee's Name Federal National Mortgage Association
Mailing Address 4250 North Freeway
Fort Worth TX 76137

Property Address 254 Ivy Hills Circle
Calera AL 35040

Date of Sale 11/4/2013
Total Purchase Price \$ 110,924.10

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20131104000434240 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/04/2013 01:28:29 PM FILED/CERT

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 11/4/2013

☐ Unattested _____
(verified by)

By: Spina & Lavelle, P.C.
Paul Spina
Sign: [Signature]

As Attorney for: Green Tree Servicing LLC