

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



20131226000490530 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/26/2013 10:17:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, May 2, 2003, Myra L. Harrell, wife and Morris D. Harrell, husband ("Mortgagor"), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded May 27, 2003, in Instrument Number 20030527000327163, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI by instrument recorded in Instrument Number 20131108000442200 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 XI 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 November 6, 2013, November 13, 2013, and November 20, 2013.

WHEREAS, on December 5, 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 XI by Green Tree Servicing LLC, as servicer with delegated authority 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 U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI in the amount of Forty Four Thousand Seven Hundred Thirty Nine and 68/100's (\$44,739.68) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI 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 Forty Four Thousand Seven Hundred Thirty Nine and 68/100's (\$44,739.68) Dollars, Mortgagors, by and through U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI 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:

Beginning at the northeast corner of said Lot 4 of said Earmond's Place and run thence South 21 degrees 19 minutes 14 seconds West a distance of 146.20 feet to a rebar corner; Thence run North 65 degrees 28 minutes 09 seconds West a distance of 195.73 feet to a rebar corner on the easterly margin of Shelby County Road No. 311 in a curve to the right having a central angle of 02 degrees 57 minutes 34 seconds and a radius of 270.49 feet; thence run northeasterly along the arc of said curve an arc distance of 13.97 feet to the PT of said curve: thence run North 25 degrees 52 minutes 30 seconds East along said margin of said Road No. 311 a distance of 161.83 feet to a rebar corner; thence run South 56 degrees 14 minutes 12 seconds East along the southerly margin of a unnamed public road a distance of 185.46 feet to the point of beginning. Containing 0.70 of an acre, more or less.

Also Known As: 3636 Highway 311, Shelby, AL 35143


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, U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI by Green Tree Servicing LLC, as servicer with delegated authority, 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 5th day of December, 2013.


BY: Myra L. Harrell and Morris D. Harrell

BY: U.S. Bank, N.A., as trustee on behalf of
Mid-State Trust XI by Green Tree
Servicing LLC, as servicer with delegated
authority

BY:



Paul K. Lavelle
as Auctioneer and Attorney-in-Fact


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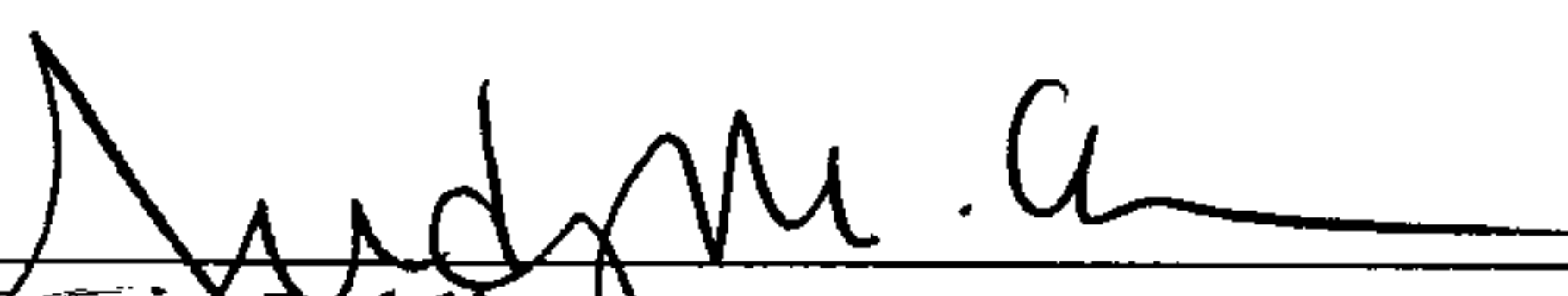
STATE OF ALABAMA)

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 and attorney in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2013.

[Notary Seal]


Notary Public
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 9, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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 #89473843

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



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Real Estate Sales Validation Form

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

Grantor's Name Myra and Morris Harrell
Mailing Address 3636 Hwy 311
Shelby AL 35143

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

Property Address 3636 Hwy 311
Shelby AL 35143

Date of Sale 12/5/2013
Total Purchase Price \$ 44,739.68



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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).

Spina & Lavelle, P.C.

Date 12-5-2013

By: Paul Lavelle
Sign: [Signature]

Unattested
(verified by)

As Attorney for: Green Tree Servicing LLC