

CORRECTIVE FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

THIS CORRECTIVE FORECLOSURE DEED IS BEING RECORDED TO CORRECT THE GRANTEE IN THAT CERTAIN FORECLOSURE DEED RECORDED AT INSTRUMENT NUMBER 20130723000299540

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, May 22, 2007, Thomas E. Nichols, Jr., an unmarried man ("Mortgagor"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Quicken Loans, Inc., said Mortgage being recorded May 25, 2007, in Instrument No. 20070525000245560 1/19, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument No. 20130329000131020, 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 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 3rd, July 10th, and July 17, 2013.

WHEREAS, on July 23, 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 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 Three Hundred Sixty-Five Thousand Three Hundred Five and 32/100's (\$365,305.32) 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 J. Spina, III, conducted said sale on behalf of Green Tree Servicing LLC, 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 Three

Hundred Sixty-Five Thousand Three Hundred Five and 32/100's (\$365,305.32) Dollars, Mortgagors, by and through Green Tree Servicing LLC, 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 716, according to the map or survey of Forest Parks, 7th Sector, as recorded in Map Book 22, Page 150 and in Instrument Number 1997-25443, in the Probate Office of Shelby County, Alabama.

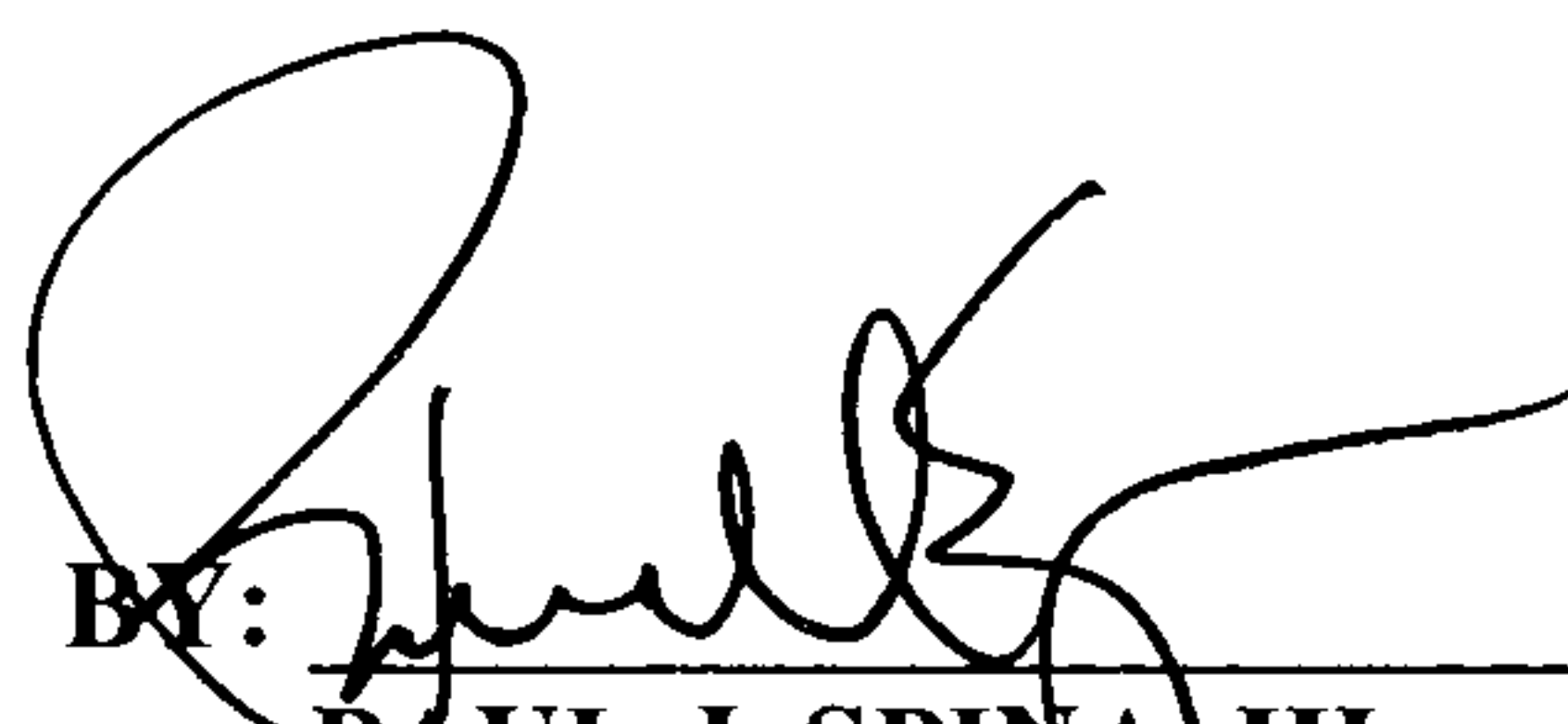
TO HAVE AND TO HOLD, the above described property unto Federal National Mortgage Association, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Green Tree Servicing LLC, as holder, has caused this instrument to be executed by and through Paul J. Spina, III, as auctioneer conducting said sale for said Mortgagee, and said Paul J. Spina, III, has hereto set his hand and seal on this the 4th day of February, 2014.

BY: Thomas E. Nichols, Jr.

BY: Green Tree Servicing LLC, as servicer
with delegated authority for Federal
National Mortgage Association


20140207000035620 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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BY: PAUL J. SPINA, III
as Auctioneer and Attorney-in-Fact

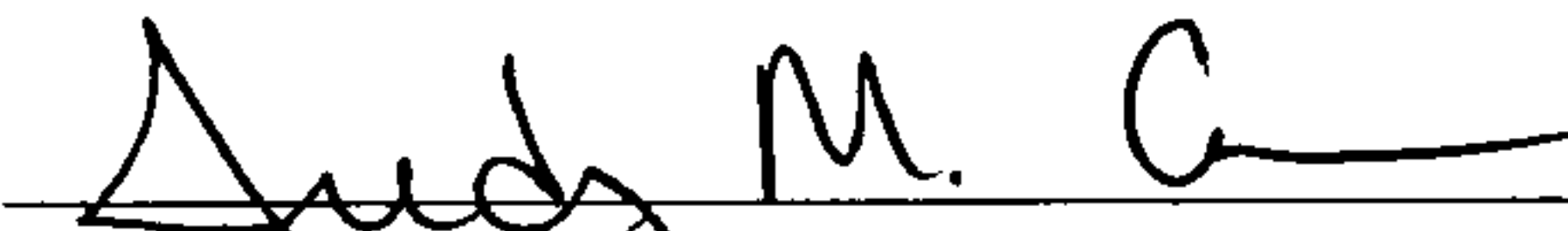
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Spina, III, 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 4th day of February, 2014.

[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 #89473636

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



20140207000035620 3/3 \$23.00
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