

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, James S. Wilbanks a/k/a Stanley Wilbanks a/k/a James F. Wilbanks and Sharon L. Wilbanks, husband and wife ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), said Mortgage being recorded March 13, 2007, in Instrument Number 20070313000112420 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC by instrument recorded in Instrument Number 20130516000202170, 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 January 22, 2014, January 29, 2014 and February 5, 2014.

WHEREAS, on February 12, 2014, 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 One Hundred Seven Thousand Six Hundred Seventy One and 95/100 (\$107,671.95) 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 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 Seven Thousand Six Hundred Seventy One and 95/100 (\$107,671.95) Dollars, Mortgagors, by and through Green Tree Servicing LLC, as holder, does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 10 East, Shelby County, Alabama; described as follows: Commence at the Northwest corner of said Quarter-Quarter Section and run Easterly along the North line of said Section 3, a distance of 285.38 feet to the Point of Beginning; thence continue last course 210.0 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southerly 210.0 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Westerly 210.0 feet to the Point of Beginning.

Also Known As: 257 Sunnydale Ln, Harpersville, AL 35078

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 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 12th day of January, 2014.

BY: Stanley Wilbanks & Sharon L. Wilbanks,

BY: Green Tree Servicing LLC

BY:



PAUL K. LAVELLE

as Auctioneer and Attorney-in-Fact



20140212000039820 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2014 11:16:47 AM FILED/CERT

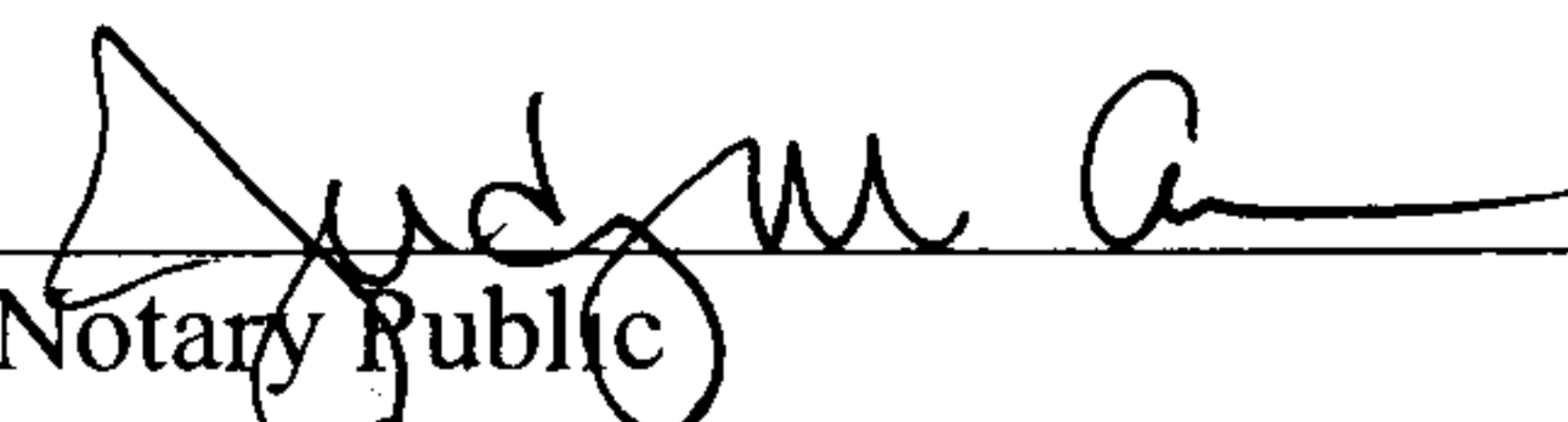
STATE OF ALABAMA)

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 12th day of February, 2014.


[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


20140212000039820 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2014 11:16:47 AM 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 Stanley Wilbanks and Sharon L. Wilbank Grantee's Name Green Tree Servicing LLC
Mailing Address 174 Hebb Rd. Mailing Address 4250 North Freeway
Wilsonville AL 35186 Fort Worth TX 76137

Property Address 257 Sunnydale Ln Date of Sale 2/12/2014
Harpersville AL 35078 Total Purchase Price \$ 107671.95
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.

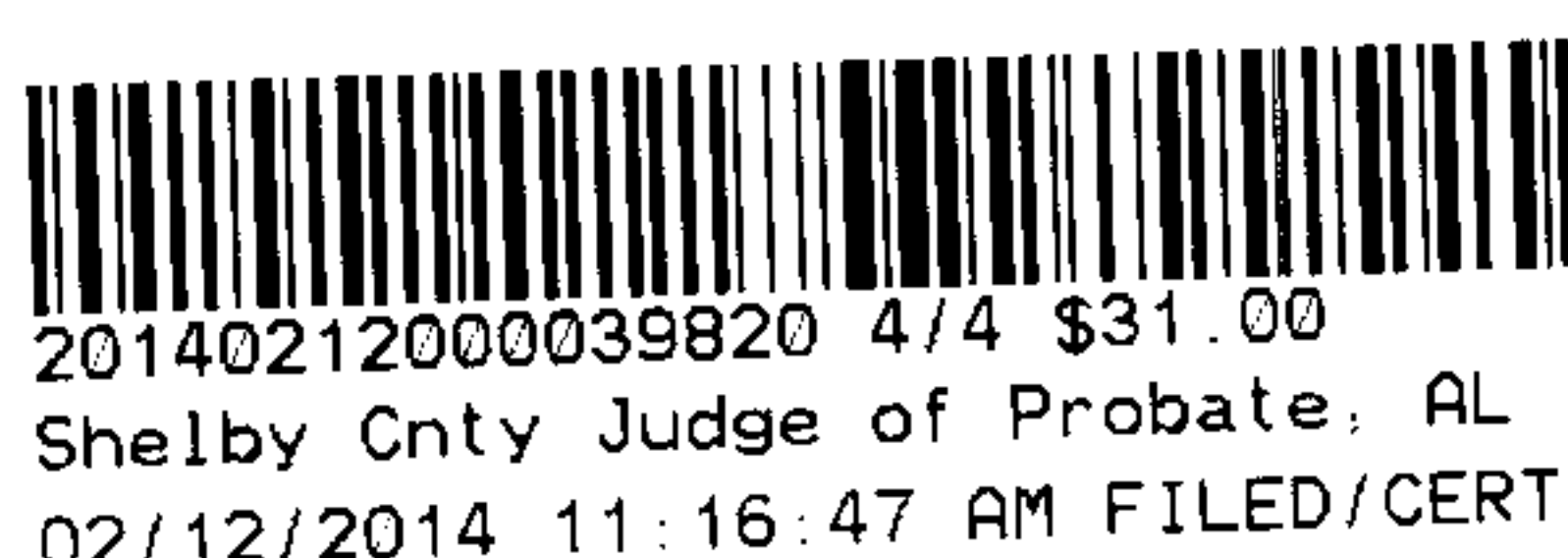
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

Date 2-12-2014

Unattested
(verified by)



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

As Attorney for: Green Tree Servicing LLC