

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20140219000045430 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/19/2014 12:12:27 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of December, 2004, Ricky D. Ellison and his wife, Teresa Y. Ellison, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050125000037080, said mortgage having subsequently been transferred and assigned to Green Tree Servicing LLC, by instrument recorded in Instrument Number 20130913000371720, 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 Green Tree Servicing 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 December 18, 2013, December 25, 2013, and January 1, 2014; and

WHEREAS, on February 10, 2014, 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 Green Tree Servicing 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 Green Tree Servicing LLC; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Seventy-Seven Thousand Nine Hundred Fourteen And 20/100 Dollars (\$77,914.20) on the indebtedness secured by said mortgage, the said Green Tree Servicing 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 Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 4, Township 24 South, Range 13 East, Shelby County, Alabama and run thence Easterly along the South line of said quarter-quarter section a distance of 420.0 feet to a point; thence run North 00 degrees 32 minutes 30 seconds West and parallel to the West line of said quarter-quarter section a distance of 364.44 feet, more or less to a set steel rebar corner of the Northwesterly margin of Shelby County Highway No. 70 a point that is 35.0 feet Northwesterly of and perpendicular to the centerline of said Highway No. 70 and the Point of Beginning of the property being described; thence run North 00 degrees 32 minutes 30 seconds West a distance of 168.65 feet to a set rebar corner; thence run North 56 degrees 04 minutes 38 seconds East a distance of 105.83 feet to a corner; thence run South 23 degrees 48 minutes 10 seconds East a distance of 111.61 feet to a set rebar corner on the Northwesterly margin of same said Highway No. 70; thence run South 51 degrees 31 minutes 16 seconds West along said margin of said highway a distance of 68.44 feet to a corner; thence run South 44 degrees 55 minutes 48 seconds West along said margin of said highway a distance of 112.86 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of



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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, Green Tree Servicing 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 13 day of Feb, 2014.

Green Tree Servicing LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: 
Aaron Nelson, Member

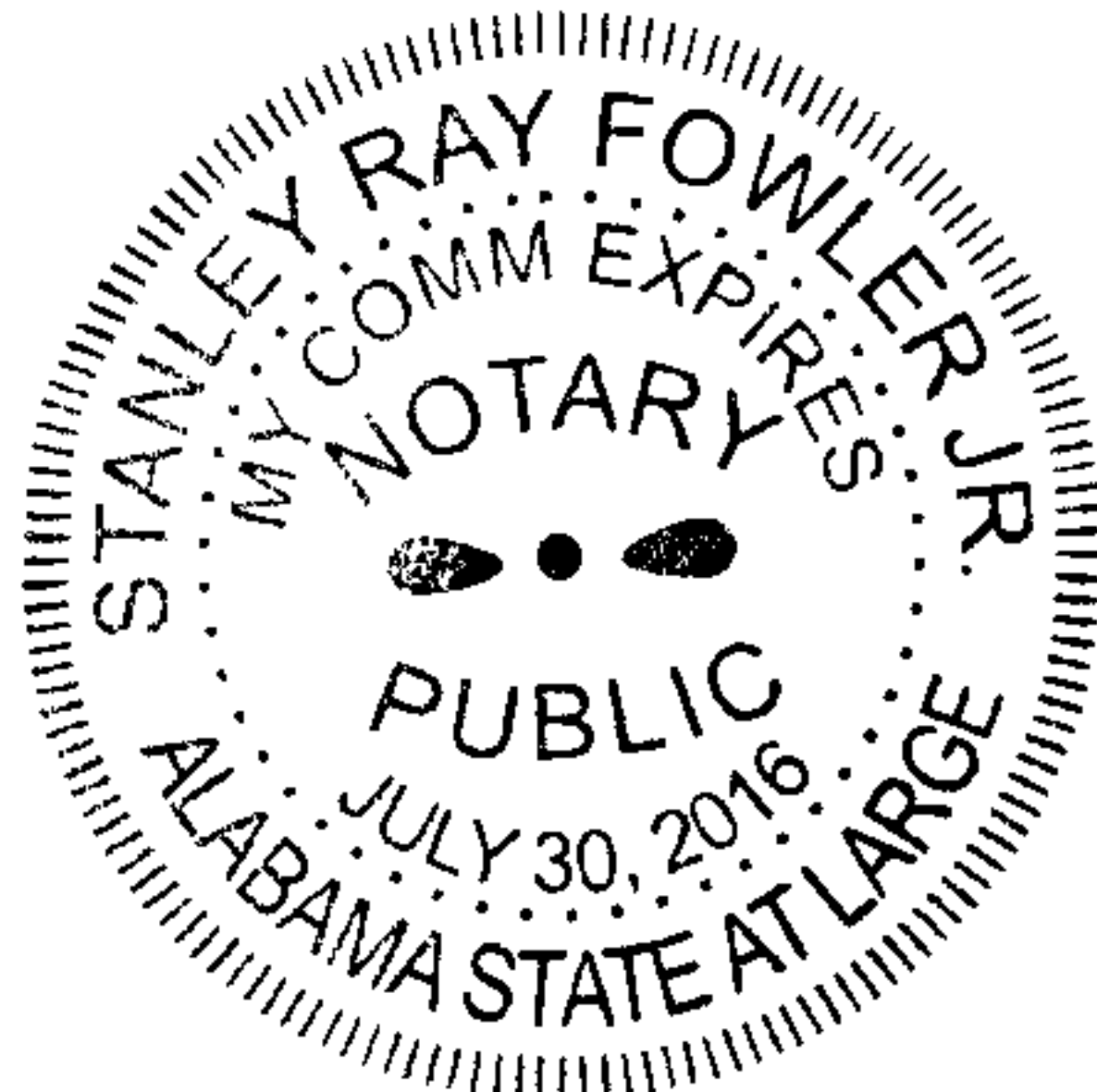
STATE OF ALABAMA)

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 Green Tree Servicing 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 13 day of Feb, 2014.

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727




Notary Public
My Commission Expires: _____




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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 Green Tree Servicing LLC
Mailing Address c/o GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Grantee's Name Federal National Mortgage Association
Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Property Address 3830 Highway 20
Calera, AL 35040-3102

Date of Sale 02/10/2014

Total Purchase Price \$77,914.20

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 _____

☐ Unattested

(verified by)

Print Tasia Craig, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one


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