

FORECLOSURE DEED

Shelby County, AL 03/25/2014
State of Alabama
Deed Tax: \$31.00

STATE OF ALABAMA)
)
SHELBY COUNTY)

20140325000083250 1/4 \$57.00
Shelby Cnty Judge of Probate, AL
03/25/2014 01:24:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, January 2, 2003, W. R. Beals, Jr., a single person ("Mortgagor"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender, said Mortgage being recorded January 9, 2003, in Instrument No. 200301090000019040, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument No. 20130701000268990. All instruments recorded 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 February 19, 2014, February 26, 2014, and March 5, 2014.

WHEREAS, on March 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 Spartan Value Investors in the amount of Thirty Thousand Eight Hundred Eighteen and 00/100's (\$30,818.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Spartan Value Investors, 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 Thirty Thousand Eight Hundred Eighteen and 00/100's (\$30,818.00) Dollars, Mortgagors, by and through Green Tree Servicing LLC does grant, bargain, sell and convey unto Spartan Value

Investors the following described real property situated in Shelby County, Alabama, to wit:

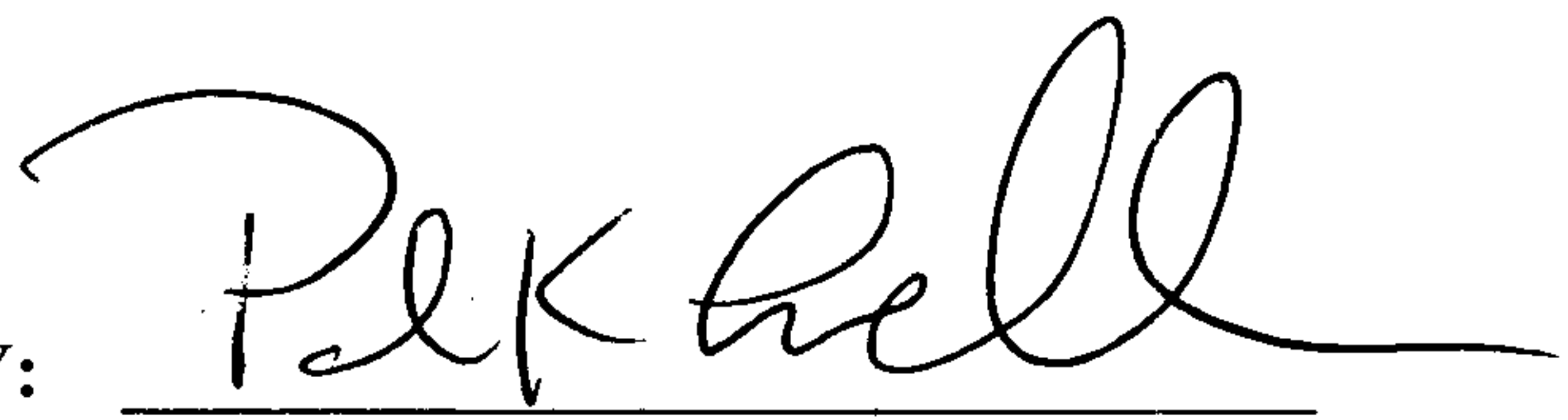
Condominium Unit Number 133, of Cambrian Wood Condominium, a condominium as recorded in Map Book 6, Page 62, according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Misc. Book 12 beginning at Page 87 in the Office of the Judge of Probate of Shelby County, Alabama; and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344 all in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration as amended.

TO HAVE AND TO HOLD, the above described property unto Spartan Value Investors, 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 his hand and seal on this the 12th day of March, 2014.

BY: W. R. Beals, Jr.

BY: Green Tree Servicing LLC

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



20140325000083250 2/4 \$57.00
Shelby Cnty Judge of Probate, AL
03/25/2014 01:24:34 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, 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 12th day of March, 2014.

[Notary Seal]

Carla C Kappan

Notary Public

My Commission Expires: 3-15-17

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


20140325000083250 3/4 \$57.00
Shelby Cnty Judge of Probate, AL
03/25/2014 01:24:34 PM FILED/CERT

Send Tax Notice to:
Spartan Value Investors
1110 23rd Street South
Birmingham, AL 35205

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 SERVING Grantee's Name SPARTAN VALUE INV.
Mailing Address ONE PERIMETER PARKS Mailing Address 1110 23RD ST. S.
STE. 400N BIRMINGHAM, AL 35205
Property Address 183 CAMBRIAN WAY Date of Sale 2/15/14
BIRMINGHAM AL Total Purchase Price \$ 30,818
35242 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 ☒ Appraisal
☐ Sales Contract ☒ Other HIGHEST BID
☐ 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.

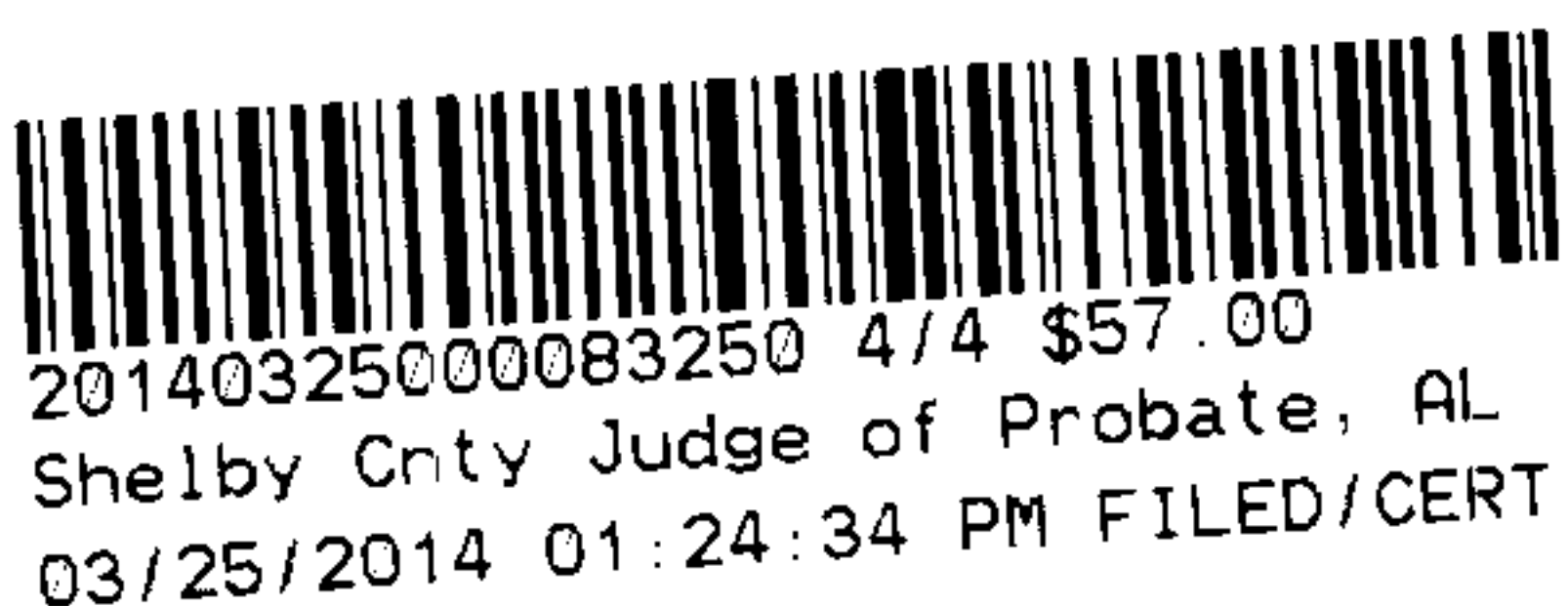
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 3/25/2014 Print HALEY OAKLEY
Unattested Sign [Signature]
verified by (Grantor/Grantee/Owner/Agent) circle one



Form RT-1