

20140331000090250 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/31/2014 01:29:38 PM FILED/CERT

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WHEREAS, on to-wit, July 12, 2006, Lori Sullivan, a single individual (“Mortgāgōr”), executed a certain mortgage (“Mortgage”) to Mortgage Electronic Registration Systems, Inc. (“MERS”), as nominee for First American Bank, said Mortgage being recorded July 14, 2006, in Instrument Number 20060714000339530, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument Number 20130612000241330. All instruments recorded in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, on March 19, 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, Michael Corvin as member of Corvin Auctioneering LLC conducted said sale on behalf of Green Tree Servicing LLC, as holder; and

NOW THEREFORE, in consideration of the premises and the payment of Two

Hundred Five Thousand Ninety Eight and 81/100's (\$205,098.81) Dollars, Mortgagors, by and through Green Tree Servicing LLC does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama, Birmingham Division, to wit:

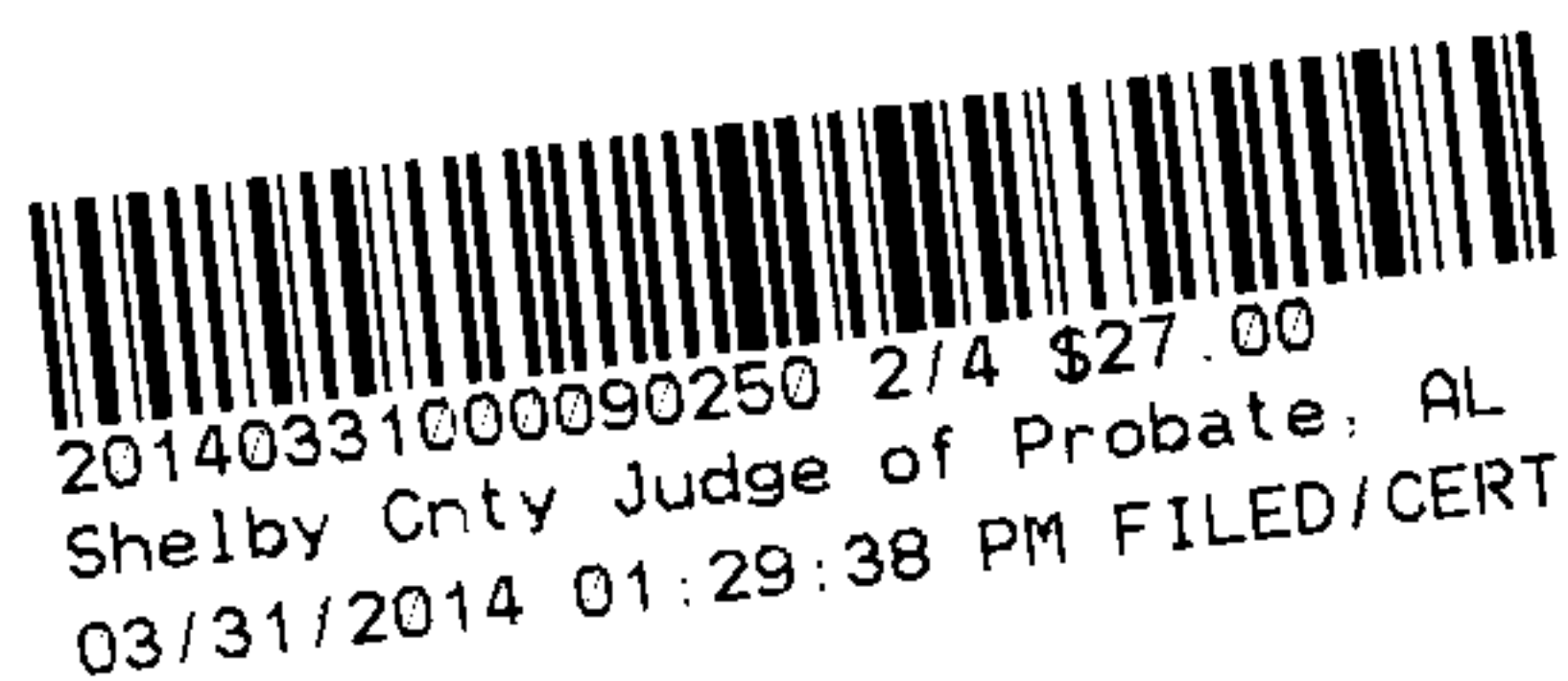
Lot 2, according to the Survey of Royal Oaks, Sixth Sector, as recorded in Map Book 18, Page 117, in the Probate Office of Shelby County, Alabama.

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 Michael Corvin as member of Corvin Auctioneering LLC, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering LLC, has hereto set his hand and seal on this the 19th day of March, 2014.

BY: Lori Sullivan

BY: Green Tree Servicing LLC



BY:


**MICHAEL CORVIN AS MEMBER OF
CORVIN AUCTIONEERING LLC**
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 Michael Corvin whose name as member of Corvin Auctioneering LLC, acting in its capacity 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, as such member and with full authority, 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 19th day of March, 2014.

[Notary Seal]


Notary Public
My Commission Expires: 3.14.17

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

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 Lori Sullivan
Mailing Address 103 Royal Place
Pelham AL 35124

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

Property Address 103 Royal Place
Pelham AL 35124

Date of Sale 3/19/2014

Total Purchase Price \$ 205,098.81

or

Actual Value \$ _____

or

Actual Market Value \$ _____



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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 Deed

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 3-19-2014

By: Paul K Lavelle

Unattested
(verified by)

Sign: _____

As Attorney for: Green Tree Servicing LLC