


FORECLOSURE DEED


20140416000110810 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/16/2014 12:14:10 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, February 11, 2004, Phillip L. Taylor, unmarried ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for GMAC Mortgage Corporation, said Mortgage being recorded February 11, 2004, in Document No. 234022, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument No. 20131216000480980; 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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of February 26, 2014, March 5, 2014, March 12, 2014 and March 19, 2014.

WHEREAS, on April 2, 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 Ninety Five Thousand Two Hundred Twenty Four and 50/100's (\$95,224.50) 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, Aaron Warner, 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 Ninety Five Thousand Two Hundred Twenty Four and 50/100's (\$95,224.50) 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 to wit:

Lot 28, according to the map of Silver Creek, Section II, Phase II, as recorded in Map Book 31, Page 95, in the Probate Office of Shelby County, Alabama.

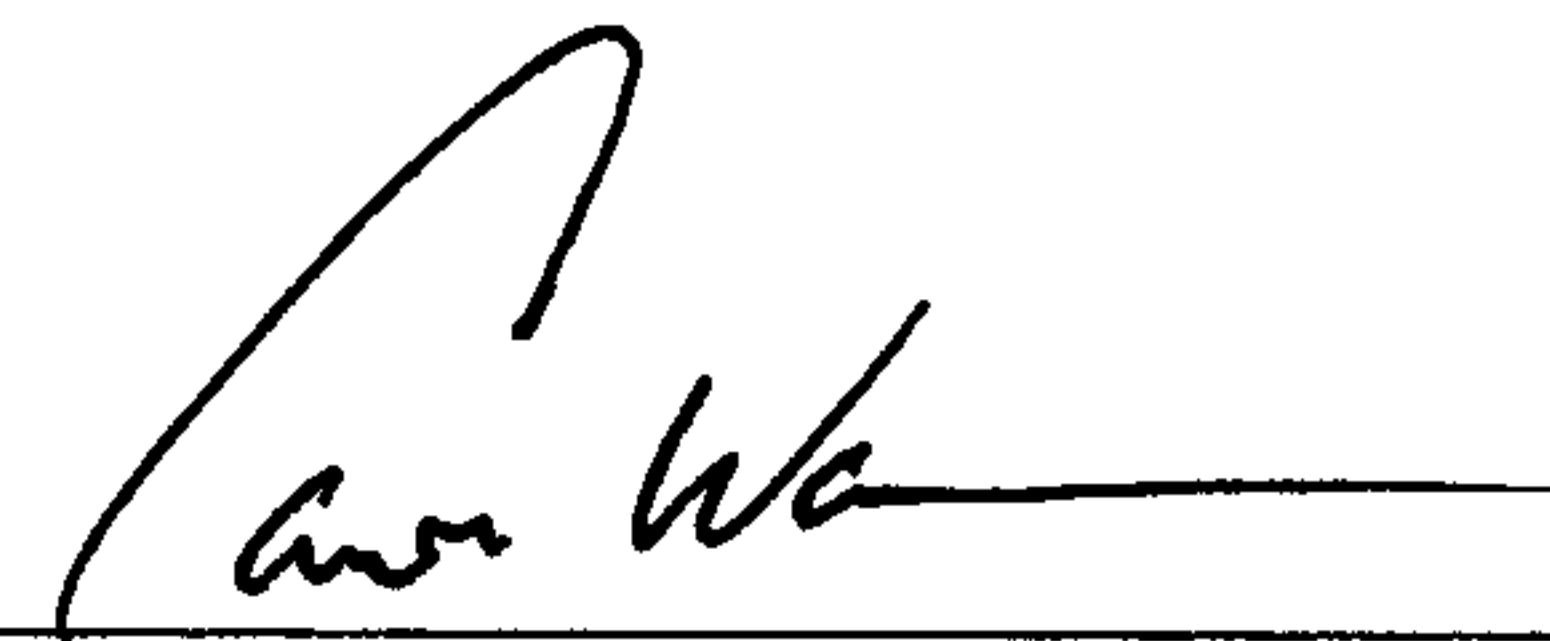
TO HAVE AND TO HOLD, the above described property unto Federal National Mortgage Association, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Green Tree Servicing LLC, as holder, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale for said Mortgagee, and said Aaron Warner, has hereto set his hand and seal on this the 2nd day of April, 2014.

BY: Phillip L. Taylor

BY: Green Tree Servicing LLC

BY:



AARON WARNER
as Auctioneer and Attorney-in-Fact

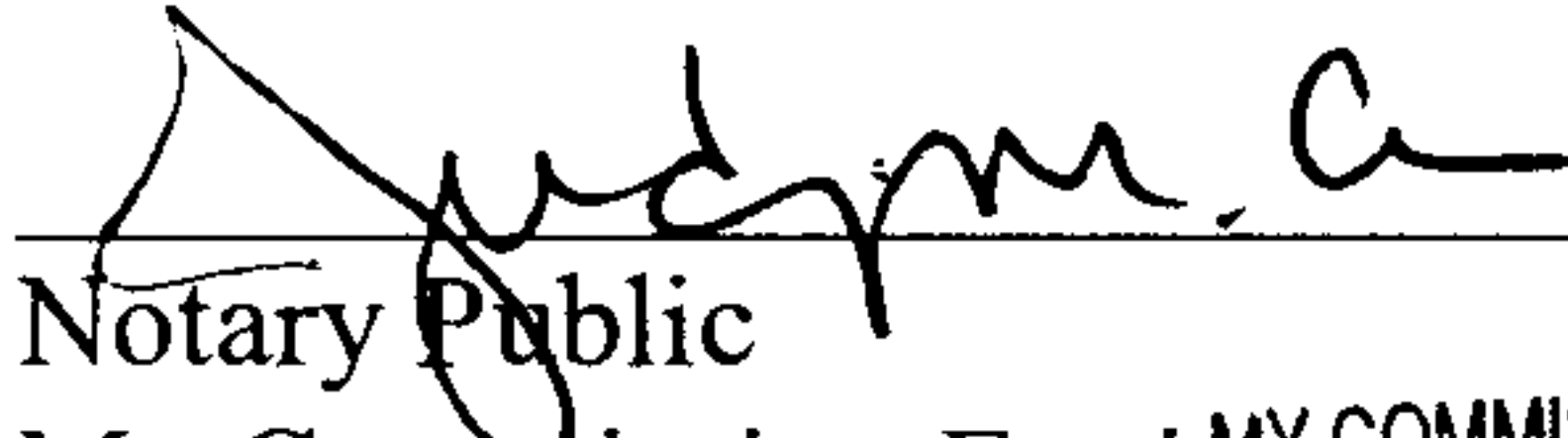
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, 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 2nd day of April, 2014.

[Notary Seal]


Notary Public
My Commission Expires: ~~March 26, 2018~~ **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

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: Phillip L. Taylor
Mailing Address 252 Silver Creek Parkway
Montevallo, AL 35115

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

Property Address 252 Silver Creek Parkway
Montevallo, AL 35115

Date of Sale 4-02-2014

Total Purchase Price \$ 95,224.50

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
☐ 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 4-02-2014

By: Paul Lavelle

Sign: _____

Unattested
(verified by)

As Attorney for: Green Tree Servicing LLC

