


SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
GMAC, LLC
1100 Virginia Drive
Fort Washington, PA 19034


20140423000118490 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
04/23/2014 11:04:43 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of February, 2009, Daniel S. Key, Jr. and Sabrina R. Key, married, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Flagship Financial Group, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090403000123310, said mortgage having subsequently been transferred and assigned to Ocwen Loan Servicing, LLC, by instrument recorded in Instrument Number 20130412000151240, 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 Ocwen Loan 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 March 12, 2014, March 19, 2014, and March 26, 2014; and

WHEREAS, on April 14, 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 Ocwen Loan 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

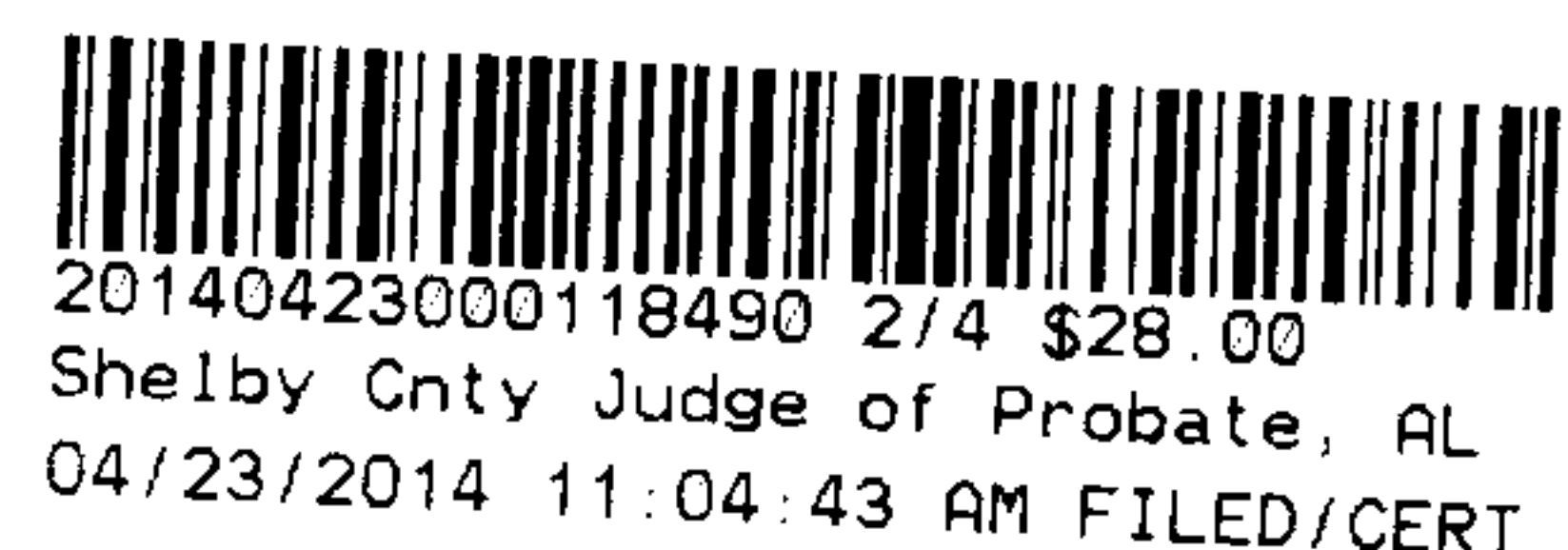


WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, Ocwen Loan Servicing, LLC was the highest bidder and best bidder in the amount of Ninety-Five Thousand Two Hundred Fifty-Six And 00/100 Dollars (\$95,256.00) on the indebtedness secured by said mortgage, the said Ocwen Loan 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 Ocwen Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known as a parcel of land situated in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows commence at the Northwest corner of above said Section Township and Range thence South 01 degree 54 minutes 09 seconds West a distance of 303.17 feet to the Point of Beginning thence continue along the last described course a distance of 627.32 feet thence South 87 degrees 08 minutes 57 seconds East a distance of 323.72 feet thence North 39 degrees 05 minutes 05 seconds East a distance of 229.60 feet thence South 53 degrees 40 minutes 39 seconds East a distance of 280.24 feet to a point on the Easterly right of way line of an un named public road thence North 35 degrees 27 minutes 43 seconds East and along said right of way line a distance of 172.14 feet thence North 17 degrees 36 minutes 55 seconds East and along said right of way line a distance of 68.52 feet thence North 09 degrees 07 minutes 29 seconds West and along right of way line a distance of 130.20 feet thence North 28 degrees 37 minutes 10 seconds East and along right of way line a distance of 74.88 feet thence North 85 degrees 12 minutes 00 seconds West and leaving said right of way line a distance of 154.83 feet thence South 62 degrees 40 minutes 40 seconds West a distance of 270.13 feet thence North 31 degrees 53 minutes 26 seconds West a distance of 400.74 feet thence North 89 degrees 29 minutes 00 seconds West a distance of 202.88 feet to the Point of Beginning, more fully described as metes and bounds in Deed Instrument No. 20080820000335510, Dated 08/11/2008, Recorded 08/20/2008 in Shelby County Records.

TO HAVE AND TO HOLD the above described property unto Ocwen Loan Servicing, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of 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, Ocwen Loan 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 17 day of April, 2014.

Ocwen Loan Servicing, LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

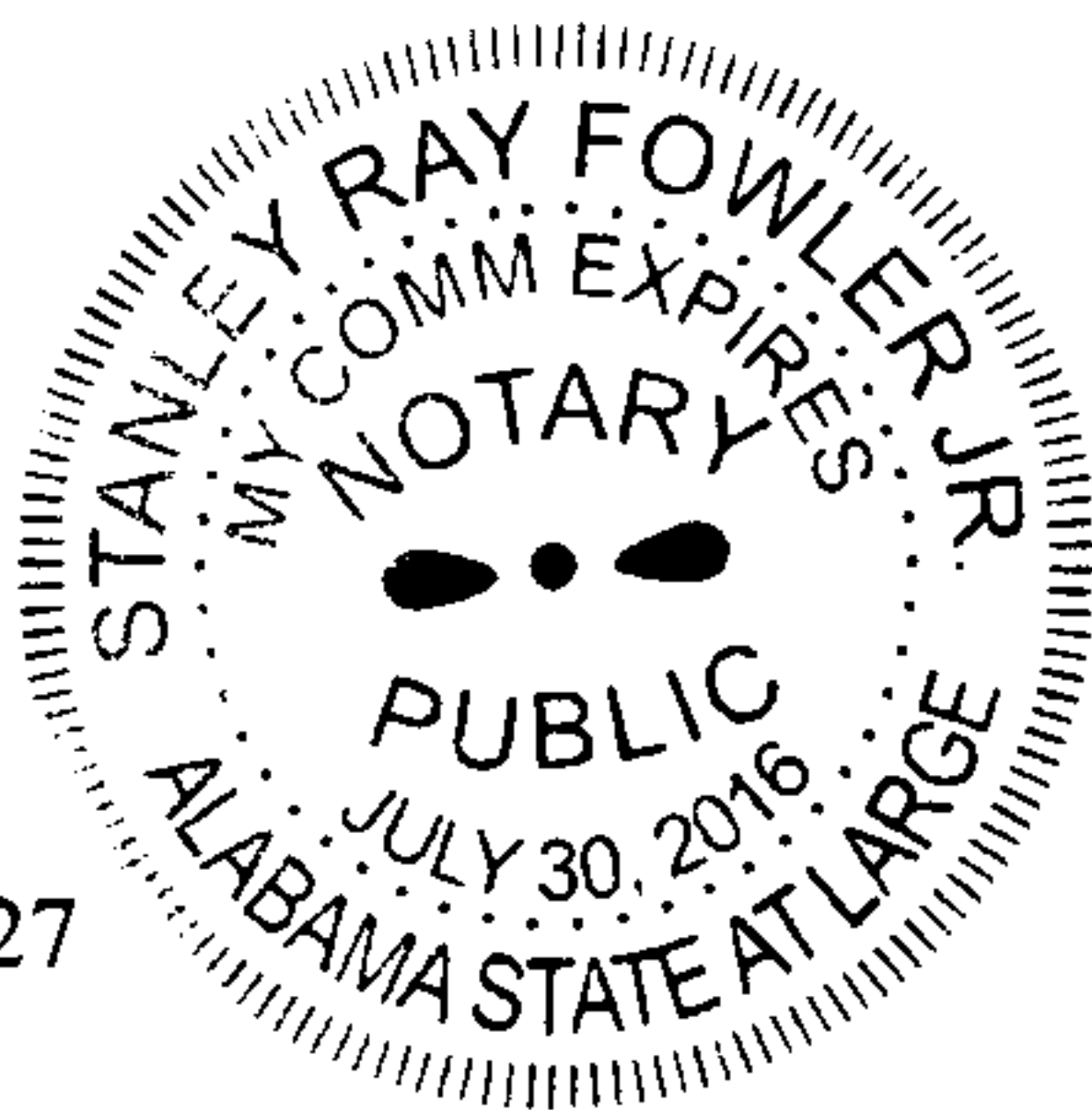
STATE OF ALABAMA)

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 Ocwen Loan 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 17 day of April, 2014.

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



[Signature]
Notary Public
My Commission Expires: _____




20140423000118490 3/4 \$28.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Ocwen Loan Servicing, LLC

c/o Ocwen Loan Servicing, LLC

Mailing Address GMAC, LLC
1100 Virginia Drive
Fort Washington, PA 19034

Date of Sale 4/14/2014

Total Purchase Price **\$95,256.00**

or
Actual Value \$

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 Foreclosure Bid Price

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.

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 _____

Print Tasia Craig, foreclosure specialist

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

