

THIS INSTRUMENT WAS PREPARED BY:

Michael Michael Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Ocwen Loan Servicing, LLC
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

Joanna Ellen Weaver
Nathan B Weaver
3003 BIRDSONG CIRCLE
BIRMINGHAM, AL 35242

GRANTEE

Ocwen Loan Servicing, LLC
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 3003 BIRDSONG CIRCLE, BIRMINGHAM, AL 35242
Purchase Price: \$215,000.00 ***Mortgagee credit***
Sale Date: June 23, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 29, 2010, Joanna Ellen Weaver and Nathan B Weaver, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home1st Lending, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20100408000107120; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded in Instrument Number, 20140423000119080; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person

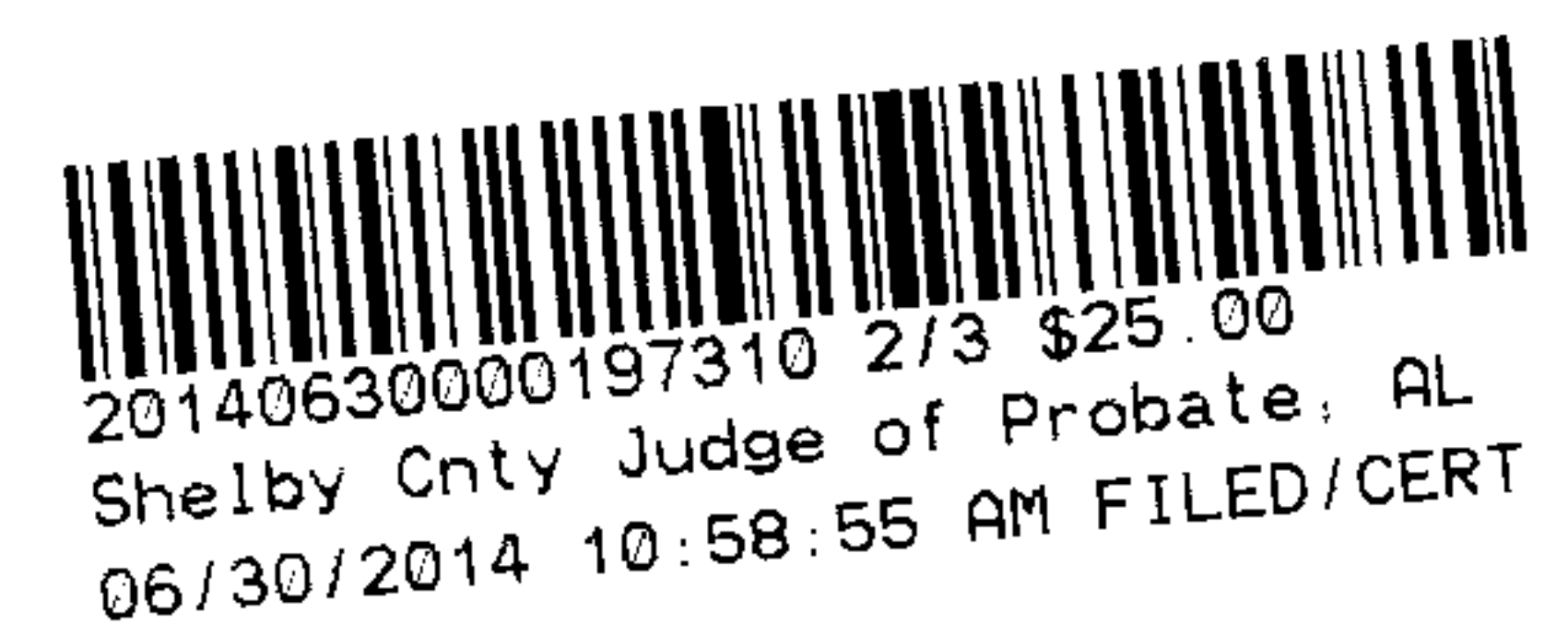
conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Ocwen Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 28, 2014, June 4, 2014, June 11, 2014; and

WHEREAS, on June 23, 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 and properly conducted, and Jimmie Raye Newman did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Ocwen Loan Servicing, LLC, in the amount of \$215,000.00, which sum of money Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said Ocwen Loan Servicing, LLC, by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Ocwen Loan Servicing, LLC, the following described property situated in Shelby County, Alabama, to-wit:



Lot 25, in Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Ocwen Loan Servicing, LLC and its successors and assigns; 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, Ocwen Loan Servicing, LLC and Joanna Ellen Weaver and Nathan B Weaver have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as Auctioneer conducting said sale on June 23, 2014.

Ocwen Loan Servicing, LLC

By:

Jimmie Raye Newman
Jimmie Raye Newman, Attorney-in-Fact

Joanna Ellen Weaver and Nathan B Weaver

By:

Jimmie Raye Newman
Jimmie Raye Newman, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By:

Jimmie Raye Newman
Jimmie Raye Newman, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

20140630000197310 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/30/2014 10:58:55 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for Joanna Ellen Weaver and Nathan B Weaver, and whose name as Attorney-in-Fact and agent for Ocwen Loan Servicing, LLC; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 26th day of June, 2014.



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at 10:00

Dorothy M. Veitch
Notary Public in and for the State of Alabama,
My Commission Expires: 6-28-14