


STATE OF ALABAMA)

COUNTY OF SHELBY)


20140923000298930 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/23/2014 02:44:20 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on August 17, 2007, to-wit: Charles R. Worsham, Jr., a married person, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Bank, FSB, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on August 29, 2007, in Instrument #20070829000406050, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to Green Tree Servicing LLC, by assignment recorded July 8, 2013, and recorded in Instrument #20130708000273860, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the August 20, 2014, August 27, 2014, and September 3, 2014, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on September 23, 2014, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$308,852.80, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Green Tree Servicing LLC;

NOW THEREFORE, IN consideration of the premises Charles R. Worsham, Jr., a married person, and Green Tree Servicing LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 400 Hwy 305, Columbiana, AL 35051, but in the event of a discrepancy, the legal description shall control to-wit:

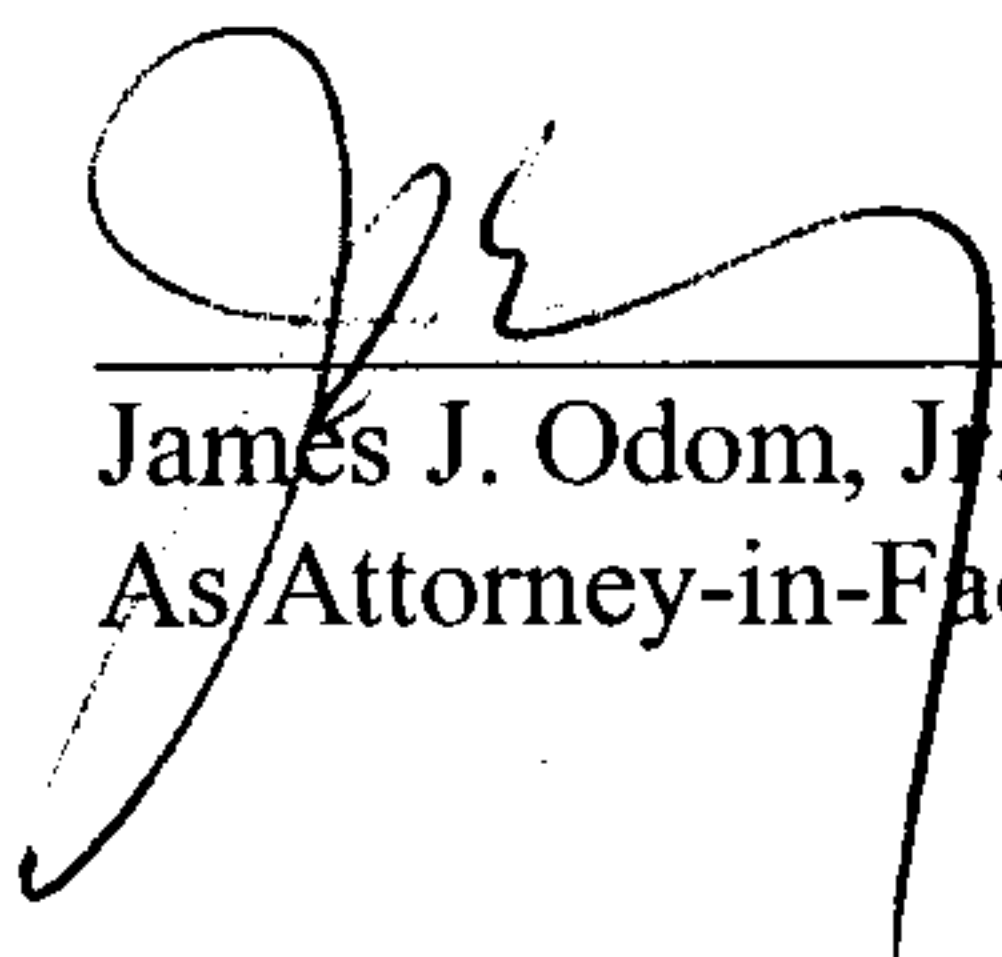
Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 1 West; thence run South on the quarter-quarter line for 310.0 feet to the point of beginning; thence continue on the same line for 340.81 feet; thence turn right 87 degrees 27 minutes 45 seconds for 1323.81 feet to the West quarter-quarter line; thence turn right 92 degrees 20 minutes 47 seconds and along said quarter-quarter line for 434.18 feet; thence turn right 87 degrees 17 minutes 05 seconds for 35.13 feet; thence turn left 50 degrees 15 minutes 25 seconds for 150.38 feet; thence turn right 60 degrees 47 minutes 10 seconds for 116.45 feet; thence turn right 21 degrees 57 minutes 25 seconds for 77.74 feet; thence turn left 42 degrees 33 minutes 20 seconds for 135.03 feet; thence turn right 94 degrees 01 minutes 28 seconds for 76.62 feet; thence turn left 83 degrees 57 minutes 18 seconds for 71.64 feet; thence turn right 7 degrees 17 minutes 30 seconds for 803.04 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Charles R. Worsham, Jr., a married person, and Green Tree Servicing LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Charles R. Worsham, Jr., a married person, and Green Tree Servicing LLC

BY:


James J. Odom, Jr.

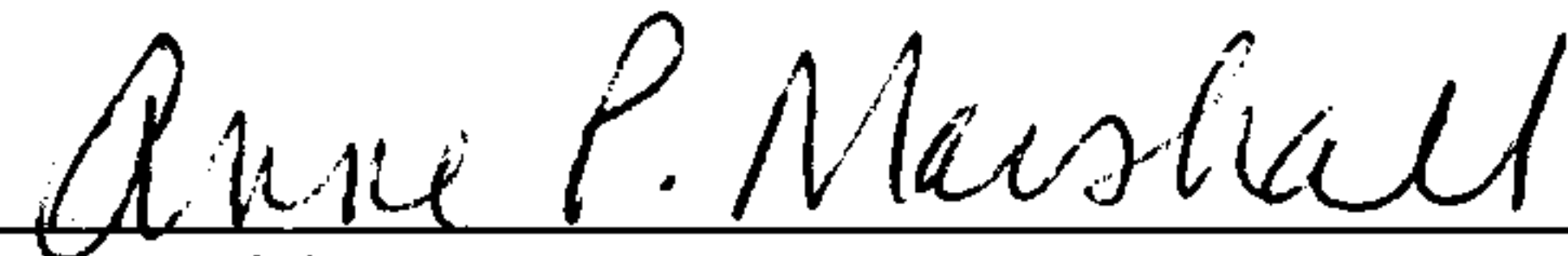
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for Charles R. Worsham, Jr., a married person, and Green Tree Servicing LLC, 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 23rd day of September, 2014.



Notary Public

My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH/anp
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804


SEND TAX NOTICE TO:

Grantees Address:

FNMA
PO Box 650043
Dallas, TX 75265-0043

Grantors Address:

400 Hwy. 305
Columbiana, AL 35051


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles R. Worsham, Jr.
Mailing Address 400 Hwy. 305
Columbiana, AL 35051

Grantee's Name FNMA
Mailing Address P.O. Box 650043
Dallas, TX 75265-0043

Property Address 400 Hwy. 305
Columbiana, AL 35051

Date of Sale 09/23/2014
Total Purchase Price \$ _____
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 - Bid at foreclosure sale - \$308,852.80
☐ 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 a

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 9/23/2014

Print James J. Odum Jr.

Unattested

(verified by)

Sign

Attorney

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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