


## FORECLOSURE DEED

  
20140924000299790 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/24/2014 11:57:49 AM FILED/CERT

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

### KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, October 26, 2012, Adam Parke, a married man and Godlie Park his wife ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for Trustmark National Bank, said Mortgage being recorded November 2, 2012, in Instrument Number 20121102000422380 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Trustmark National Bank by instrument recorded in Instrument Number 20140826000268390 in the Office of the Judge of Probate of Shelby County, Alabama. 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 Trustmark National Bank, 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of August 27, 2014, September 3, 2014 and September 10, 2014.

**WHEREAS**, on September 24, 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 Trustmark National Bank 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 Two Hundred Nine Thousand One Hundred Forty and 69/100's (\$209,140.69) 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**, Michael Corvin as member of Corvin Auctioneering LLC, conducted said sale on behalf of Trustmark National Bank, 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 Two Hundred Nine Thousand One Hundred Forty and 69/100's (\$209,140.69) Dollars, Mortgagors, by and through Trustmark National Bank does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

Lot 541, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, 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**, Trustmark National Bank, 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 24th day of September, 2014.

**BY:** Adam Parke and Godlie Parke

**BY:** Green Tree Servicing LLC

**BY:**

  
**MICHAEL CORVIN AS MEMBER OF  
CORVIN AUCTIONEERING LLC**  
as Auctioneer and Attorney-in-Fact



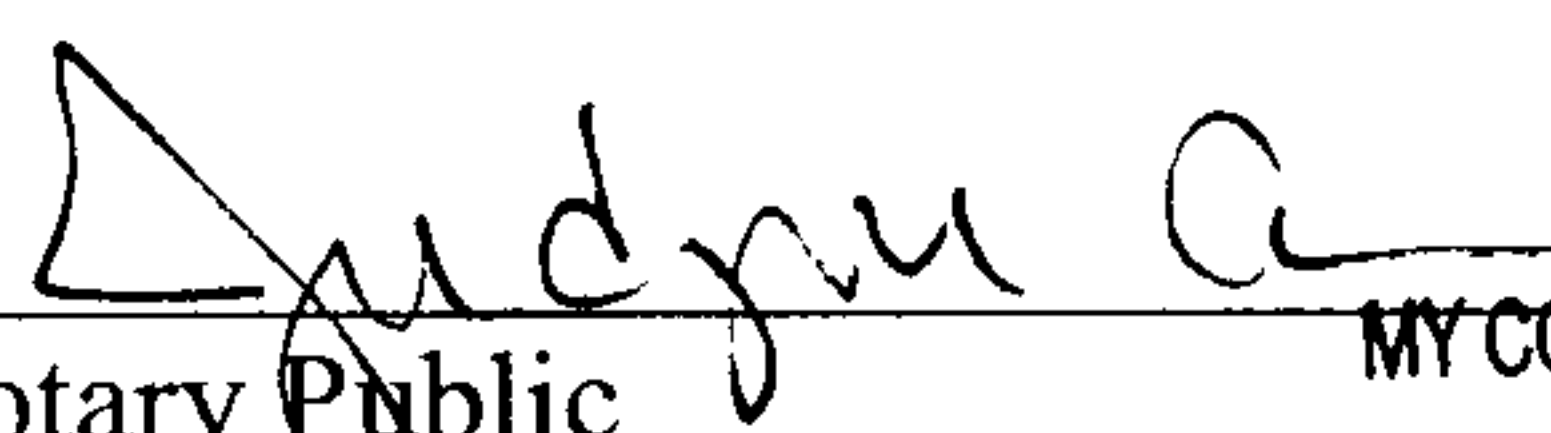
STATE OF ALABAMA     )

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 24th day of September, 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:  
Trustmark National Bank  
P O Box 522  
Jackson MS 39205

  
20140924000299790 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/24/2014 11:57:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Adam and Godlie Parke  
Mailing Address P O Box 52  
Buford GA 30515-0052

Grantee's Name FNMA  
Mailing Address 3900 Wisconsin Ave NW  
Washington, DC 20016-2892

Property Address 101 Red Bay Dr.  
Maylene AL 35114

Date of Sale 9-24-2014  
Total Purchase Price \$ 209,140.69

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 w 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).

Date 9-24-2014

Unattested  
(verified by)

By: Spina & Lavelle, P.C.  
Paul Lavelle  
Sign: \_\_\_\_\_

As Attorney for: Trustmark National Bank

