


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20141015000326440 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
10/15/2014 01:11:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, June 20, 2003, Timothy W. Baker, an unmarried man (“Mortgagors”), executed a certain mortgage (“Mortgage”) to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America’s Wholesale Lender, said Mortgage being recorded June 25, 2003, in Instrument Number 20030625000397170, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC, by instrument recorded in Instrument Number 20140915000288430, 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 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 the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of September 24, 2014, October 1, 2014 and October 8, 2014.

WHEREAS, on October 15, 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 One Hundred Twenty Three Thousand Eighty Eight and 02/100’s (\$123,088.02 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, Paul J. Spina, III, 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 One Hundred Twenty Three Thousand Eighty Eight and 02/100's (\$123,088.02 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:

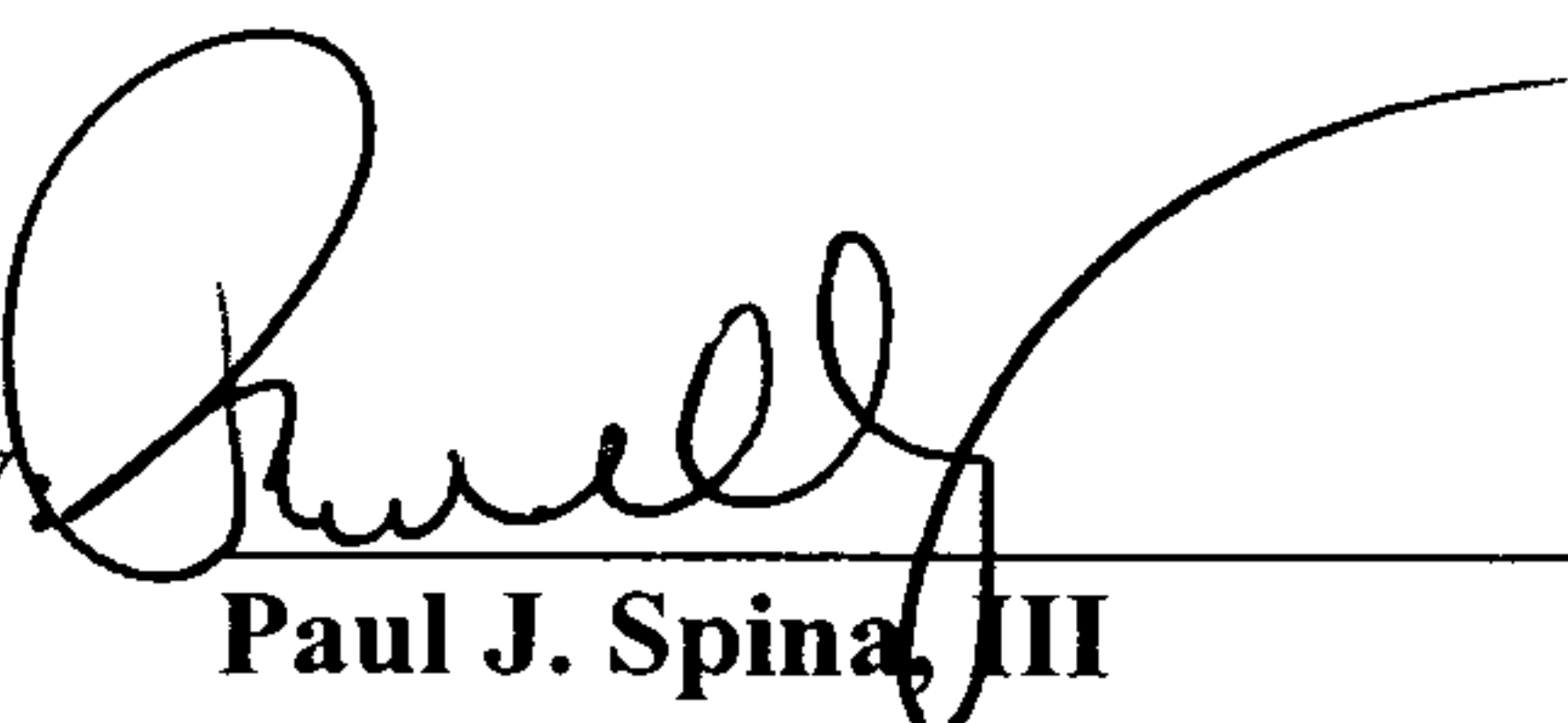
Lot 34, according to the Survey of Mallard Point Subdivision, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama.


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 Paul J. Spina, III, as auctioneer conducting said sale for said Mortgagee, and said Paul J. Spina, III, has hereto set his hand and seal on this the 15th day of October, 2014.

BY: Timothy W. Baker

BY: Green Tree Servicing LLC

BY: 
Paul J. Spina, III
as Auctioneer and Attorney-in-Fact


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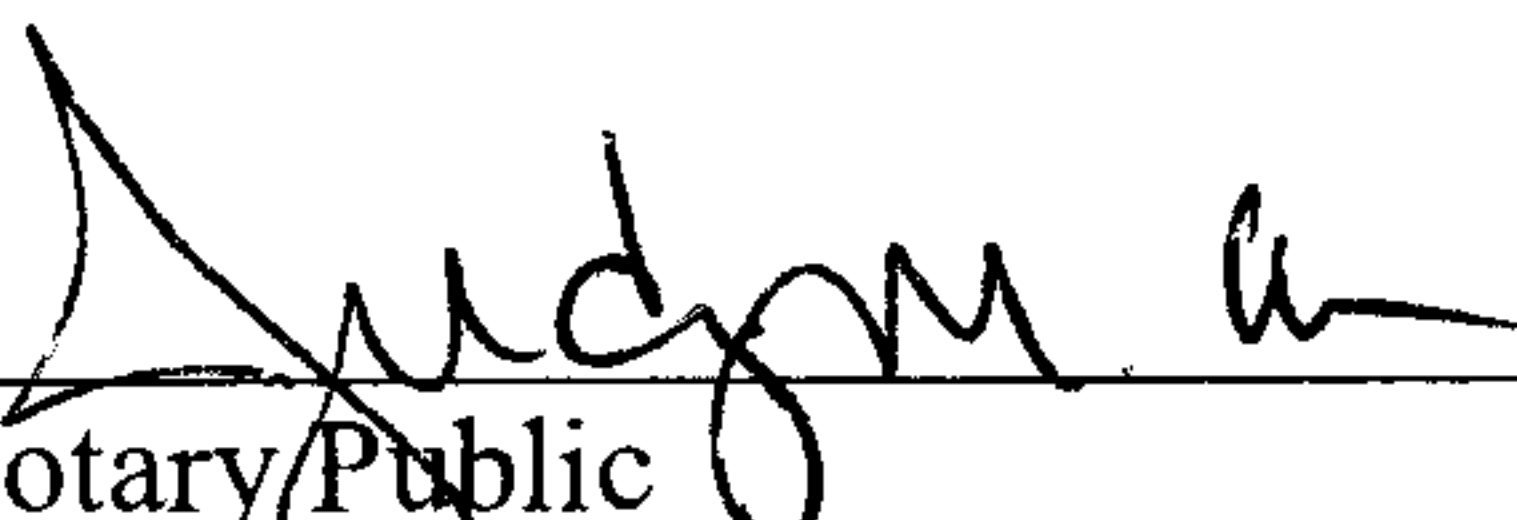
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Spina, III, 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 15th day of October, 2014.

[Notary Seal]


Notary Public
My Commission Expires: ~~MY COMMISSION EXPIRES:~~
March 26, 2018

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
P O Box 164459
Fort Worth TX 76161


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Real Estate Sales Validation Form

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

Grantor's Name Timothy W. Baker
Mailing Address 454 County Rd. 34
Hanceville AL 35077

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

Property Address 163 Teal Circle
Pelham AL 35124

Date of Sale 10-15-2014
Total Purchase Price \$ 123,088.02
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ 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 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 10-15-2014

By: Paul J. Spina, III
Sign: [Signature]

Unattested
(verified by)

As Attorney for: Green Tree Servicing LLC