


SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

STATE OF ALABAMA)

SHELBY COUNTY)


20150122000023480 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
01/22/2015 10:35:26 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of November, 2004, Obie D. Moore and Cynthia L. Moore, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for IndyMac Bank, F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041222000696610; along with Partial Release recorded in Instrument Number 20050224000088360, said mortgage having subsequently been transferred and assigned to Ocwen Loan Servicing, LLC, by instrument recorded in Instrument Number 20140701000199090, 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 December 3, 2014, December 10, 2014, and December 17, 2014; and

WHEREAS, on January 12, 2015, 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Two Hundred Five Thousand Four Hundred Sixty-Seven And 24/100 Dollars (\$205,467.24) 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 Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Part of the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo- Maylene-Dogwood Highway with the West right of way line of the main line of the Southern R. R. and run southerly along the West right of way line of said R. R. to the North right of way line of the Southern R. R. spur track, leading to Little Gem Coal Co., mines, thence westerly along the North right of way line of said spur track to the East right of way line of the new Montevallo-Maylene-Dogwood Highway, thence northeasterly and easterly along said road right of way to the point of beginning.

A parcel of property situated in the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the south right of way line of Shelby County Highway No.22 intersects the westerly right of way line of the Old Southern Railroad Track and run thence North 89 degrees 39 minutes 06 seconds West along the said south line of said Highway 22 a distance of 335.28 feet to the intersection point of said Highway 22 and the east margin of Shelby County Highway No.17; Thence run South 15 degrees 13 minutes 48 seconds West along said east margin of said Highway 17 a distance of 417.44 feet to a set rebar corner and the point of beginning of the property being described; Thence run South 15 degrees 46 minutes 46 seconds West along said margin of said Highway 17 a distance of 250.69 feet to a corner; Thence run South 19 degrees 07 minutes 32 seconds West along same said margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run South 20 degrees 19 minutes 15 seconds West along same said margin of same said Highway 17 a distance of 62.21 feet to a found bolt corner on the intersection of the east margin of Shelby County Highway No.17 and the north margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes 25 seconds and a radius of 543.48 feet; Thence run east-northeasterly along the said north right of way line of said railroad spur track an arc distance of 337.91 feet to a set rebar corner; Thence run North 10 degrees 37 minutes 20 seconds East a distance of 329.38 feet to a set rebar corner; Thence run North 16 degrees 40 minutes 14 seconds West a distance of 118.02 feet to a fence corner; Thence run South 85 degrees 17 minutes 30 seconds West a distance 217.24 feet to the point of beginning, containing 3.0 acres, more or less.

Less and Except:

A parcel of property situated in the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the old southern railroad track and run thence North 89 degrees 39 minutes 06 seconds West along the said South line of said Highway 22 a distance of 335.28 feet to the intersection point of said highway 22 and the East Margin of Shelby County Highway No. 17; Thence run S 15 degrees 13 minutes 48 seconds West along said East margin of said Highway 17 a distance of 247.94 feet to a set rebar corner and the point and the point beginning of the property being described; thence run S 15 degrees 46 minutes and 46 seconds W along said margin of said highway 17 a distance of 250.69 feet to a corner; Thence run S 19 degrees 07 minutes 32 second w along same said East margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run S 20 degrees 19 minutes 15 seconds W along same said margin of same



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said Highway 17 a distance of 62.21 feet to found bolt corner on the intersection of the East margin of Shelby County Highway No. 17 and the North Margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes and 25 seconds and a radius of 543.48 feet; Thence run East Northeasterly along the said North Right of Way line of said railroad spur track an arch distance of 337.91 feet to a set rebar corner; Thence run N 10 degrees 37 minutes 20 seconds E a distance of 329.38 feet to a set rebar corner; Thence run N 10 degrees 40 minutes 14 seconds W a distance of 118.02 feet to a fence corner. Thence run S 85 degrees 17 minutes 30 seconds W a distance of 217.24 feet to the point of beginning, all being situated in the Northeast quarter of the Southeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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 14 day of Jan, 2015.

Ocwen Loan Servicing, LLC

By: AMN Auctioneering, LLC

Its: Auctioneer

By: Aaron Nelson

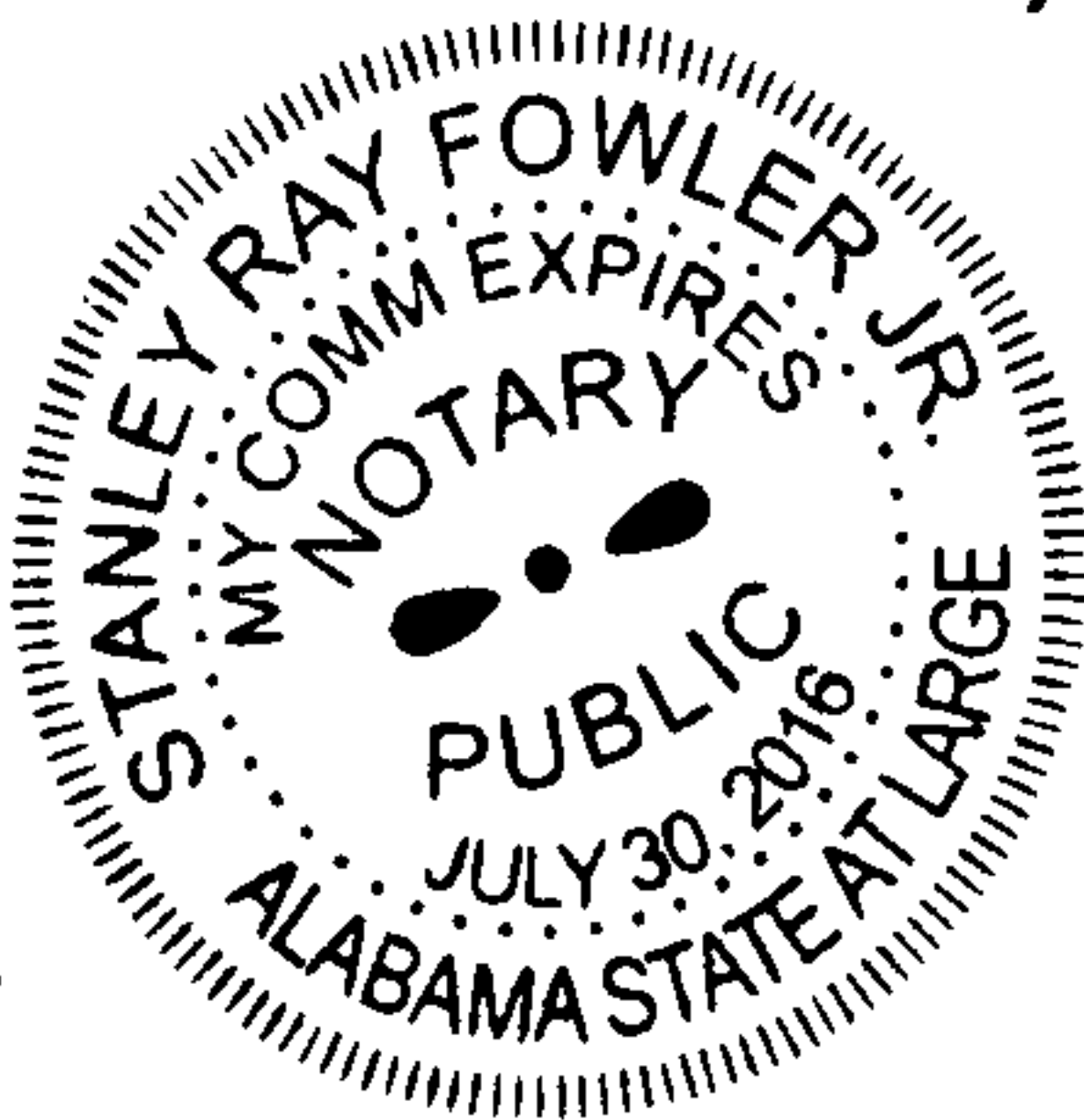
Aaron Nelson, Member

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 14 day of Jan, 2015.



Stan
Notary Public

My Commission Expires: July 30, 2016

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



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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 Ocwen Loan Servicing, LLC
c/o Ocwen Loan Servicing, LLC
Mailing Address 1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Grantee's Name Ocwen Loan Servicing, LLC
c/o Ocwen Loan Servicing, LLC
Mailing Address 1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Property Address 3100 Hwy 17
Montevallo, AL 35115

Date of Sale 01/12/2015

Total Purchase Price \$205,467.24

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 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

☐ Unattested
(verified by)

Print Stanley Fowler, foreclosure specialist

Sign 
(Grantor/Grantee/Owner/Agent) circle one



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