

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

WHEREAS, on the August 31, 2004, **Corey M. Wade and Kirsten A. Wade, Mortgagor(s), and Party of the First Part**, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc. as Nominee for New South Federal Savings Bank, which said mortgage is recorded in Instrument No. 20040903000495380, in the Office of the Judge of Probate of Shelby County, Alabama. Said Mortgage was transferred and assigned, and the debt thereby secured to **Bayview Loan Servicing, LLC, Party of the Second Part**, by assignment recorded in Instrument No. 20140612000178910, of said records in the Office of the Judge of Probate of Shelby, Alabama; and

WHEREAS, default was made in the payment of the indebtedness so secured by the aforesaid mortgage, and the said Bayview Loan Servicing, LLC as transferee, 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 of general interest and circulation published in Shelby County, Alabama in its issues of 2/18/15, 2/25/15 and 3/4/15; and

WHEREAS, on March 10, 2015 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 the person conducting the sale on behalf of the mortgage did offer for sale on behalf of the mortgagee and sell at public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of **Bayview Loan Servicing, LLC**, as transferee, in the amount of **ONE HUNDRED THREE THOUSAND ONE HUNDRED and 00/100 Dollars (\$103,100.00)** which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bayview Loan Servicing, LLC; and

WHEREAS, Dennis O. Williamson, Esq. conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorizes the person conducting the said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:

For and in consideration of the premises and the credit of **ONE HUNDRED THREE THOUSAND ONE HUNDRED and 00/100 Dollars (\$103,100.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Parties of the Second Part, 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 **Bayview Loan Servicing, LLC**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to wit:

LOT 276, ACCORDING TO THE FINAL PLAT CAMDEN COVE SECTOR 9, AS RECORDED IN MAP BOOK 33, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the above described property unto the said Bayview Loan Servicing, LLC, its successors and assigns forever; subject, however to the statutory right of redemption on the part of those entitled to redeem as proved by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.


IN WITNESS WHEREOF, the said **Corey M. Wade and Kirsten A. Wade, Mortgagors, and Party of the First Part, and Bayview Loan Servicing, LLC, as Party of the Second Part**, have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 28th day of May, 2015.

Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company

By: [Signature]
Dennis O. Williamson,
Auctioneer, Agent, and Attorney-in-Fact

Corey M. Wade and Kirsten A. Wade,
Mortgagor(s)

By: [Signature]
Dennis O. Williamson, Attorney-in-Fact


20150603000184130 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/03/2015 01:19:53 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dennis O. Williamson**, whose name as attorney-in-fact, auctioneer, and agent conducting the mortgage foreclosure sale for **Corey M. Wade and Kirsten A. Wade and Bayview Loan 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, auctioneer, and agent, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2015.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/4/2016

THIS INSTRUMENT PREPARED BY:

Dennis O. Williamson
The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, GA 30303
(404) 681-5826

Send Tax Bill To:
Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146

Real Estate Sales Validation Form

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

Grantor's Name Corey M. Wade & Kirsten A. Wade
Mailing Address 408 Camden Cove Circle
Calera, AL 35044

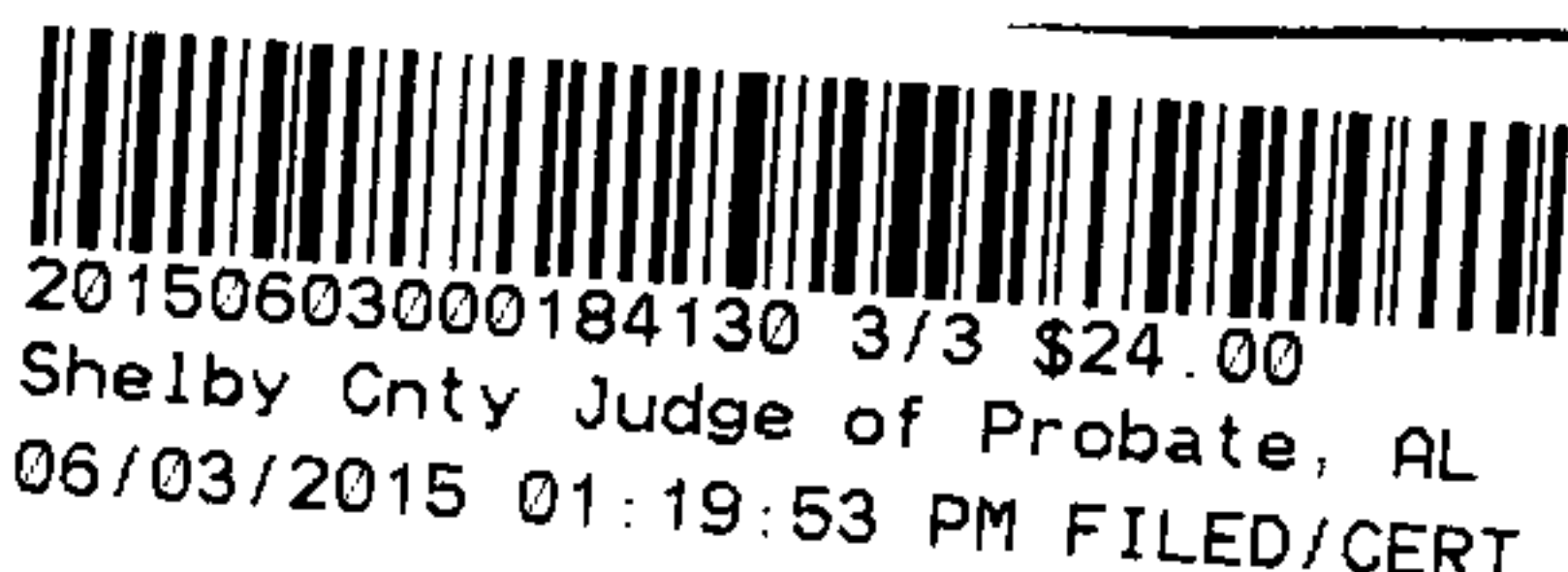
Grantee's Name Bayview Loan Servicing, LLC
Mailing Address 4425 Ponce De Leon Blvd.
5th Floor
Coral Gables, FL 33146

Property Address 408 Camden Cove Circle
Calera, AL 35044

Date of Sale March 10, 2015
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure

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).

Date 3/20/2015

Print Uniti Jones

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one