

SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3815 SW Temple
Salt Lake City, UT 84115



20150708000230860 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
07/08/2015 03:14:09 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of August, 2006, Jimmy A. Thomas and Eliece A. Thomas, husband and wife, executed that certain mortgage on real property hereinafter described to American General Financial Services of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060829000424830; having been modified by Loan Modification Agreement recorded in Instrument Number 20120827000322730, said mortgage having subsequently been transferred and assigned to DLJ Mortgage Capital, Inc., by instrument recorded in Instrument Number 20150427000134750, 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 DLJ Mortgage Capital, Inc. 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 May 20, 2015, May 27, 2015, and June 3, 2015; and



WHEREAS, on July 1, 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 DLJ Mortgage Capital, Inc. 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said DLJ Mortgage Capital, Inc.; and

WHEREAS, DLJ Mortgage Capital, Inc. was the highest bidder and best bidder in the amount of One Hundred Thirteen Thousand Seven Hundred Twelve And 87/100 Dollars (\$113,712.87) on the indebtedness secured by said mortgage, the said DLJ Mortgage Capital, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto DLJ Mortgage Capital, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and run thence Northerly along the East line of said Section a distance of 200.09 feet to a point; thence turn a deflection angle of 88 degrees 07 minutes 04 seconds to the left and run Westerly a distance of 46.87 feet to the Point of Beginning of the property herein described; thence continue along last described course a distance of 520.18 feet to a point; thence turn a deflection angle of 68 degrees 13 minutes 39 seconds to the right and run Northwesterly a distance of 155.92 feet to a point; thence turn a deflection angle of 19 degrees 44 minutes 46 seconds to the right and run Northerly along the East line of a 30 foot wide public road easement a distance of 226.55 feet to a point; thence turn a deflection angle of 114 degrees 58 minutes 00 seconds to the right and run Southeasterly a distance of 405.31 feet to a point; thence turn a deflection angle of 70 degrees 04 minutes 33 seconds to the right and run Southerly a distance of 60.66 feet to a point; thence turn a deflection angle of 95 degrees 23 minutes 53 seconds to the left and run Easterly a distance of 225.00 feet to a point on the West right of way line of a paved public road; thence turn a deflection angle of 95 degrees 30 minutes 25 seconds to the right and run Southerly a distance of 162.24 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto DLJ Mortgage Capital, Inc. 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.



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IN WITNESS WHEREOF, DLJ Mortgage Capital, Inc., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 2nd day of July, 2015.

DLJ Mortgage Capital, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

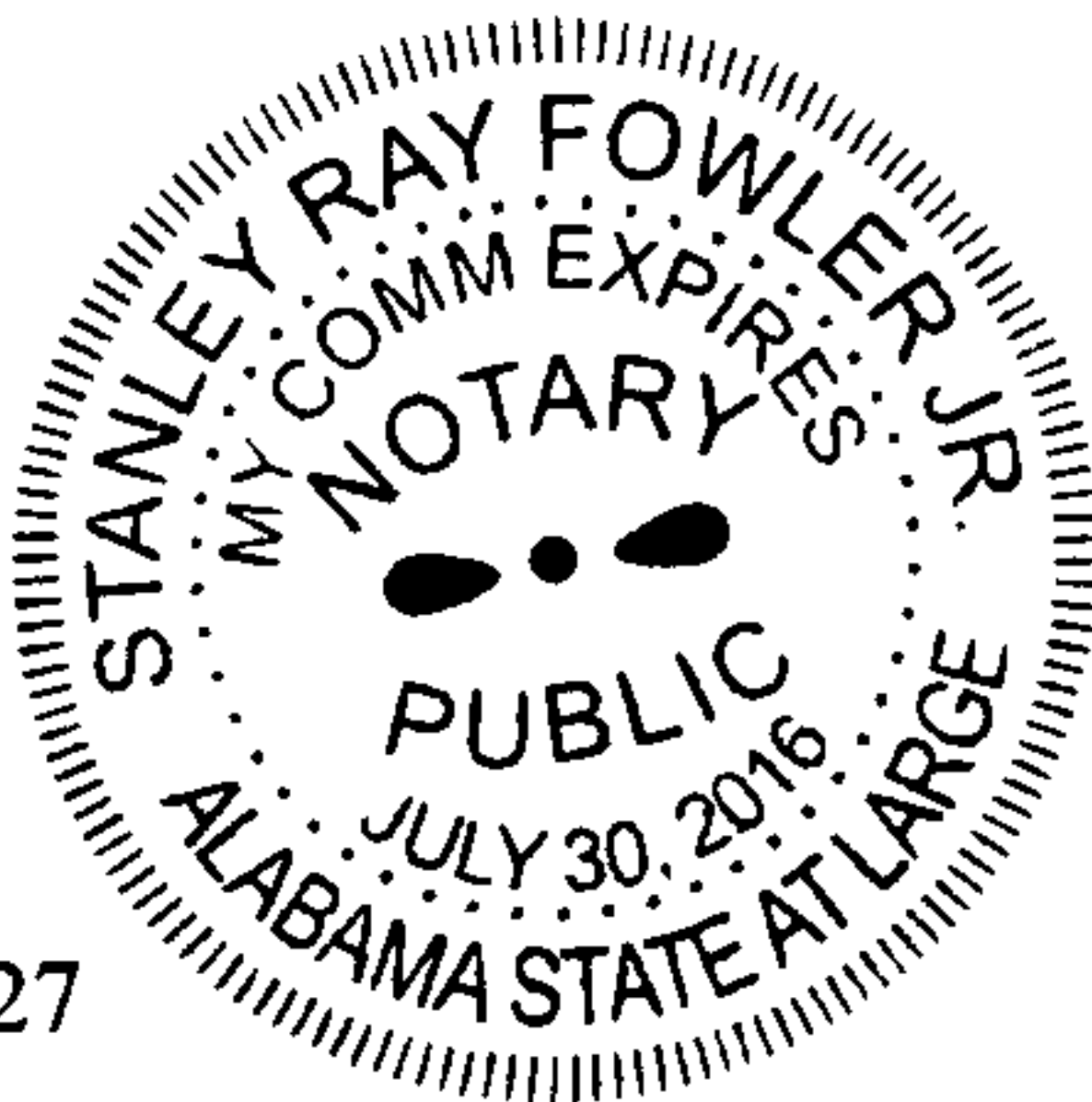
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for DLJ Mortgage Capital, Inc., 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 auctioneer and with full authority, executed the same voluntarily 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 2 day of July, 2015.

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



[Signature]
Notary Public
My Commission Expires: _____



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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 DLJ Mortgage Capital, Inc.
c/o Select Portfolio Servicing,
Inc.
Mailing Address 3815 SW Temple
Salt Lake City, UT 84115

Grantee's Name DLJ Mortgage Capital, Inc.
c/o Select Portfolio Servicing,
Inc.
Mailing Address 3815 SW Temple
Salt Lake City, UT 84115

Property Address 239 Kristi Lane
Harpersville, AL 35078

Date of Sale 07/01/2015

Total Purchase Price \$113,712.87
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 07/01/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested
☐ (verified by)

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

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