


STATE OF ALABAMA)

COUNTY OF SHELBY)


20160105000003710 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/05/2016 11:42:53 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on September 8, 2006, to-wit: John Wayne Mauk and Barrie S. Mauk, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hamilton Mortgage Corporation, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on September 19, 2006, in Instrument Number 20060919000464130, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to Green Tree Servicing LLC, by assignment recorded April 10, 2014 in Instrument Number 20140410000103270, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the November 18, 2015, November 25, 2015, and December 2, 2015, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on January 5, 2016, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$167,100.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Southern Title Services, Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Ditech Financial LLC f/k/a Green Tree Servicing LLC;

NOW THEREFORE, IN consideration of the premises John Wayne Mauk and Barrie S. Mauk, husband and wife, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, 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 the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 3680 Hwy 11, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 46, Deer Springs Estates, First Addition, as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama, and all that part of Lot 45 of Deer Springs Estates First Addition as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama with the exception of the following part thereof:


Begin at the Northern corner of Lot 45 (which said point is also the Northwestern corner of Lot 46) and run thence Southeasterly along the boundary line between Lot 45 and 46 a distance of 100 feet to a point; thence turn to the right and run Southwesterly parallel with the Northwesterly boundary of said Lot 45 a distance of 102.0 feet, more or less, to a point on the Southwestern boundary of said Lot 45; thence turn to the right and run Northwesterly along the Southwestern boundary of said Lot 45 a distance of 100 feet to a point; thence turn to the right and run Northeasterly along the Northwestern boundary of said Lot 45 a distance of 102.0 feet to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said John Wayne Mauk and Barrie S. Mauk, husband and wife, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

John Wayne Mauk and Barrie S. Mauk, husband and wife and Ditech Financial LLC f/k/a Green Tree Servicing LLC

BY: **Southern Title Services, Inc.**
ITS: Auctioneer and Attorney-in-Fact


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BY: Rhiannon Malone
Rhiannon Malone

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Rhiannon Malone, whose name as auctioneer of Southern Title Services, Inc., acting in its capacity as auctioneer and attorney-in-fact for John Wayne Mauk and Barrie S. Mauk, husband and wife, and Ditech Financial LLC f/k/a Green Tree 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

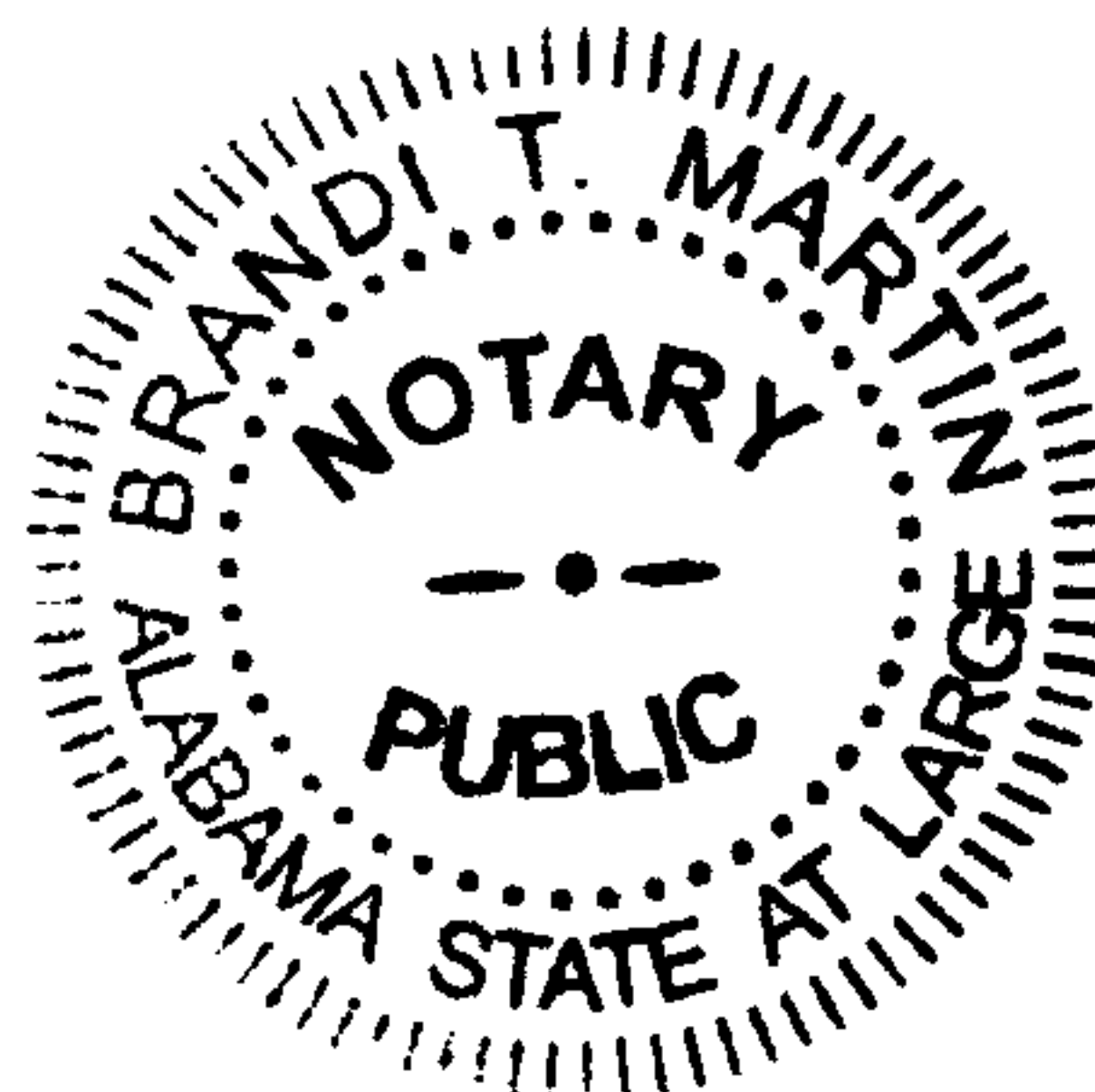
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5th day of January, 2016.

Brandi J. Martin
Notary Public
My Commission Expires: 12/1/19

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgd
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
FNMA
P.O. Box 650043
Dallas, TX 75265-0043

Grantors Address:
5623 Colony Lane
Hoover, AL 35226



Real Estate Sales Validation Form

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

Grantor's Name John W. & Barrie S. Mauk
Mailing Address 5623 Colony Lane
Hoover, AL 35226

Grantee's Name Federal National Mtg. Association
Mailing Address P.O. Box 650043
Dallas, TX 75265-0043

Property Address 3680 Highway 11
Pelham, AL 35124

Date of Sale 01/05/2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$



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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 - Bid at foreclosure sale - \$167,100.00

☐ 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).

Date

Print

Rhianne Malone

Unattested

Sign

Rhianne Malone
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1