


SEND TAX NOTICE TO:
OneWest Bank, FSB a division of CIT Bank
888 East Walnut Street
Pasadena, CA 91101


20160404000107730 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
04/04/2016 11:33:10 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

Shelby County, AL 04/04/2016
State of Alabama
Deed Tax: \$45.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of June, 2005, Lawrence Andrew Perry and Teresa Diane Perry AKA Lawrence A. Perry and Teresa D. Perry, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for IndyMac, FSB., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050701000328470, said mortgage having subsequently been transferred and assigned to CIT Bank, N.A., by instrument recorded in Instrument Number 20151211000423770, 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 CIT Bank, N.A. 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 January 20, 2016, January 27, 2016, and February 3, 2016; and

WHEREAS, on March 2, 2016, 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 CIT Bank, N.A. 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 CIT Bank, N.A.; and

WHEREAS, OWB REO, LLC was the highest bidder and best bidder in the amount of Forty-Four Thousand Six Hundred Fifty-One And 34/100 Dollars (\$44,651.34) on the indebtedness secured by said mortgage, the said CIT Bank, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto OWB REO, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast Corner of said 1/4-1/4 Section run in a Westerly Direction along the South line of said 1/4-1/4 for a distance of 117.00 feet to the Point of Beginning; thence continue along the last mentioned course for a distance of 93.00 feet; thence turn an angle to the right 87 degrees 15 minutes and run in a Northerly Direction for a distance of 210.00 feet; thence turn an angle to the right of 92 degrees 45 minutes and run in an Easterly Direction for a distance of 117.00 feet; thence turn an angle to the right of 93 degrees 48 minutes and run in a Southwesterly Direction for a distance of 210.22 feet to the Point of Beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto OWB REO, LLC 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, CIT Bank, N.A., 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 29 day of March, 2016.

CIT Bank, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

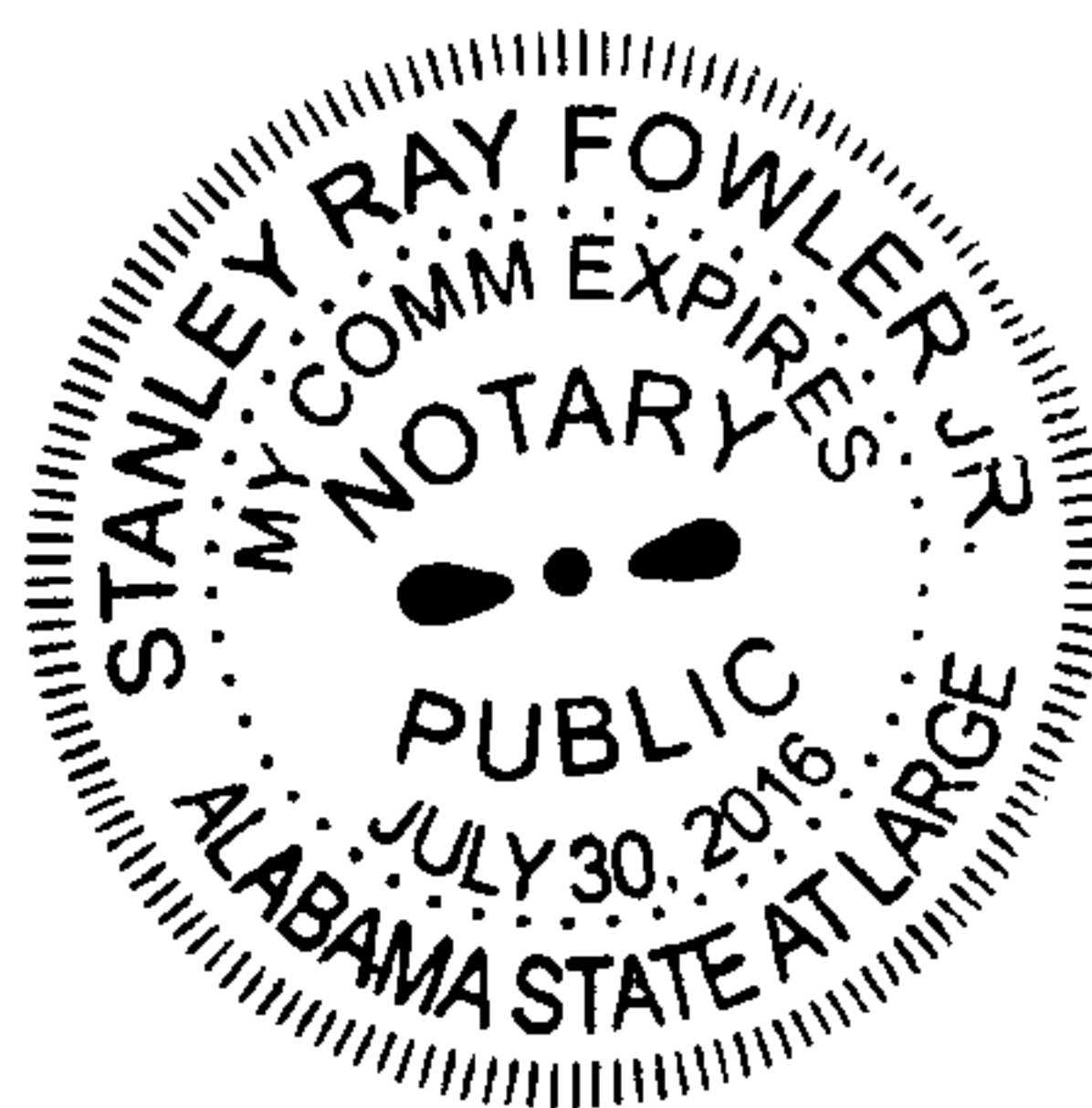
STATE OF ALABAMA)

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 CIT Bank, N.A., 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 29 day of March, 2016.

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



[Signature]
Notary Public
My Commission Expires: [Signature]

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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 CIT Bank, N.A.
c/o OneWest Bank, FSB a
division of CIT Bank
Mailing Address 888 East Walnut Street
Pasadena, CA 91101

Grantee's Name CIT Bank, N.A.
c/o OneWest Bank, FSB a division
of CIT Bank
Mailing Address 888 East Walnut Street
Pasadena, CA 91101

Property Address 907 4th Ave SW
Alabaster, AL 35007

Date of Sale 03/02/2016

Total Purchase Price \$44,651.34
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 3/2/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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