

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

20160412000119700

04/12/2016 11:14:52 AM

FCDEEDS 1/2

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 3RD day of March, 2016, between Ditech Financial LLC f/k/a Green Tree Servicing LLC, as Grantor, and ALAVEST, LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 18, 2006, **Patrick B Honeycutt, Husband And Brandi Honeycutt, Wife, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Superior Bank**, which said mortgage is recorded in Instrument No. 20060822000409510, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Ditech Financial LLC f/k/a Green Tree Servicing LLC**, as transferee, said transfer is recorded in Instrument 20150130000032360, aforesaid records, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Ditech Financial LLC f/k/a Green Tree Servicing LLC as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 01/27/2016, 02/03/2016, 02/10/2016; and

WHEREAS, on March 3, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:35 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Ditech Financial LLC f/k/a Green Tree Servicing LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Birmingham, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of ALAVEST, LLC in the amount of **FIFTY-NINE THOUSAND NINE HUNDRED SEVENTY-EIGHT DOLLARS AND NO CENTS (\$59,978.00)** which sum the said Ditech Financial LLC f/k/a Green Tree Servicing LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said ALAVEST, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of FIFTY-NINE THOUSAND NINE HUNDRED SEVENTY-EIGHT DOLLARS AND NO CENTS (\$59,978.00), cash, on the indebtedness secured by said mortgage, the said Patrick B Honeycutt, Husband And Brandi Honeycutt, Wife, acting by and through the said Ditech Financial LLC f/k/a Green Tree Servicing LLC as transferee, by Joanna Edmondson, as auctioneer and the

person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto ALAVEST, LLC, and its successors and assigns, grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 16, in Block 5, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

IN WITNESS WHEREOF, Patrick B Honeycutt, Husband And Brandi Honeycutt, Wife, Mortgagors by the said Ditech Financial LLC f/k/a Green Tree Servicing LLC have caused this instrument to be executed by Joanna Edmondson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Joanna Edmondson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 1 day of April 2016 2016.

Patrick B Honeycutt And Brandi Honeycutt, Mortgagors

Ditech Financial LLC f/k/a Green Tree Servicing LLC, Mortgagee or Transferee of Mortgagee

By: Joanna Edmondson

Joanna Edmondson

as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joanna Edmondson, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 1 day of April, 2016.

Debbie J. Spear
NOTARY PUBLIC
My Commission Expires: 9/3/2018

Grantee Name / Send tax notice to:
ATTN:
ALAVEST, LLC
429 LORNA SQ
Hoover, AL 35216



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2016 11:14:52 AM
\$81.00 DEBBIE
20160412000119700

Joanna Edmondson

File No.: 943715