


STATE OF ALABAMA)

COUNTY OF SHELBY)


20160518000169310 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/18/2016 11:37:58 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on August 6, 2013, to-wit: Jerry Burson, a single man, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on August 14, 2013, in Instrument No. 20130814000331340, 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 July 10, 2014 in Instrument No. 20140710000208640, 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 March 30, 2016, April 6, 2016, and April 13, 2016, 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 May 10, 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 \$161,500.00, 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 Jerry Burson, a single man, 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, 279 Chesser Park Dr., Chelsea, AL 35043, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 27, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

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 Jerry Burson, a single man, 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.

Jerry Burson, a single man, and Ditech Financial
LLC f/k/a Green Tree Servicing LLC


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

BY: Brandi J. Martin

STATE OF ALABAMA

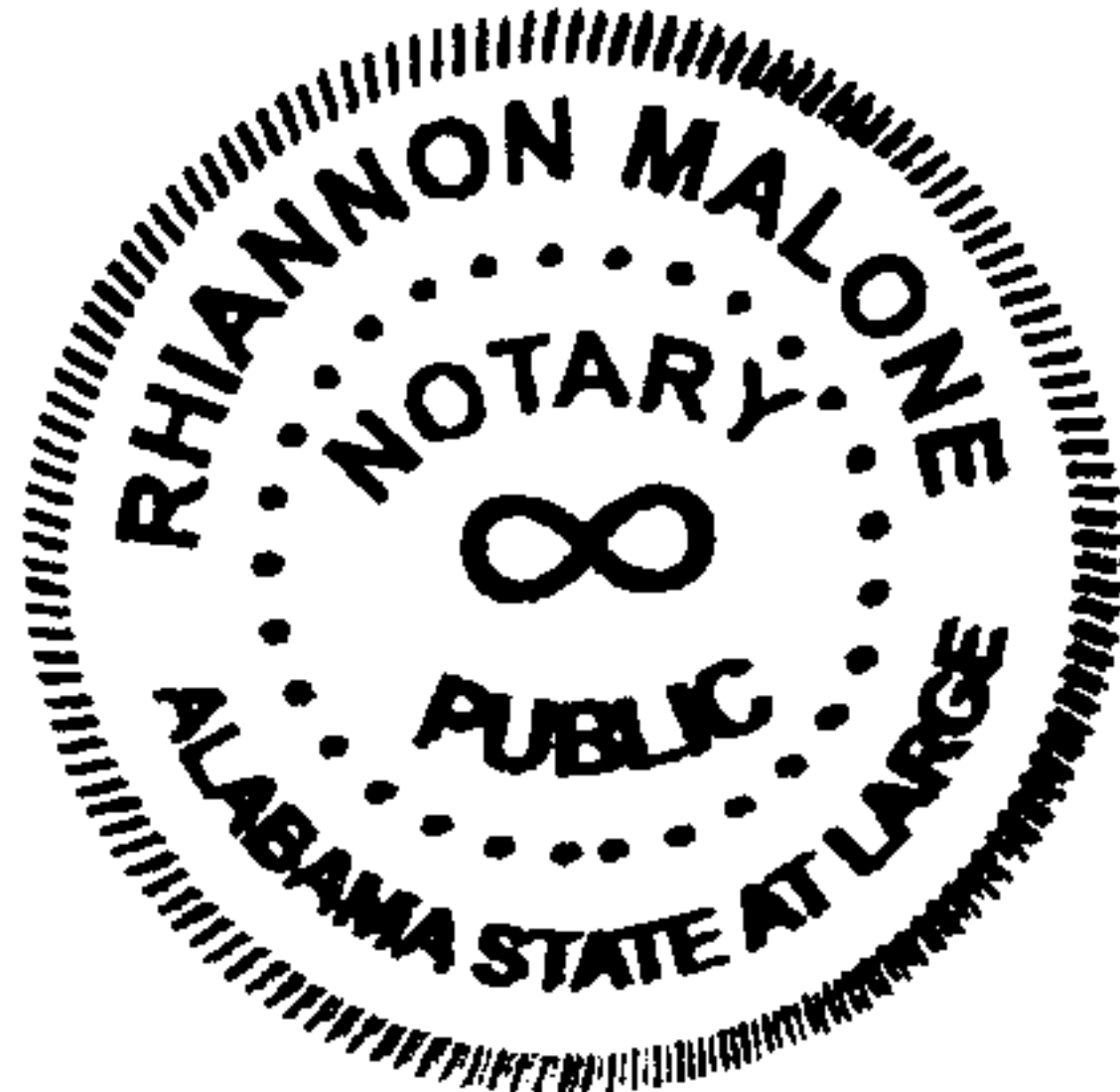
COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Brandi T. Martin, whose name as auctioneer of Southern Title Services, Inc., acting in its capacity as auctioneer and attorney-in-fact for Jerry Burson, a single man, 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 16th day of May, 2016.

Rhiannon Malone
Notary Public
My Commission Expires: 11-26-17

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



Grantees Address:
Federal National Mortgage Association (“Fannie Mae”)
P.O. Box 650043
Dallas, TX 75265-0043

Grantors Address:
8459 Gardens Cir #59-14
Sarasota, FL 34243

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

Grantee's Name	Federal National Mtg Association
Mailing Address	P.O. Box 6500043
	Dallas, TX 75265-0043

Date of Sale 05/10/2016
Total Purchase Price \$

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or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other - Bid at foreclosure sale \$161,500.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

Print Robert J. Wermuth

Sign _____ Attorney _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1