

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, November 16, 2009, Seth M. May, an unmarried man, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for New South Federal Savings Bank said Mortgage being recorded October 25, 2009 in Instrument Number 20091125000436870 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Ditech Financial LLC by instrument recorded in Instrument Number 2016071400024607 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Ditech Financial LLC as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 07/20/2016, 07/27/2016 and 08/03/2016.

WHEREAS, on August 17, 2016 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Ditech Financial LLC did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Spartan Invest, LLC in the amount of Seventy Thousand Two Hundred and no/100 (\$70,200.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Spartan Invest, LLC, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Ditech Financial LLC as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Seventy Thousand Two Hundred and no/100 (\$70,200.00) Dollars, Mortgagors, by and through Ditech Financial LLC, does grant, bargain, sell and convey unto Spartan Invest, LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 174, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

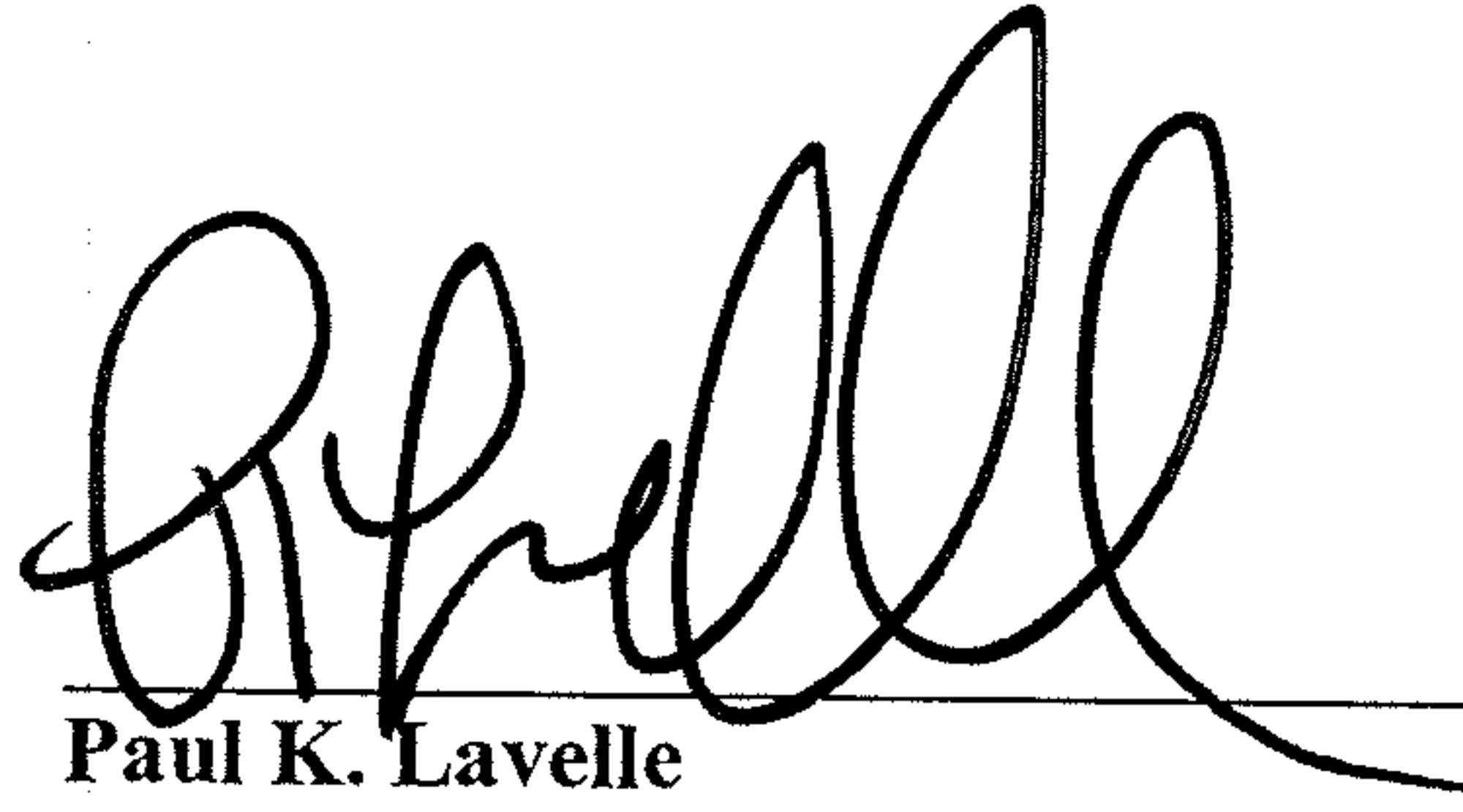
TO HAVE AND TO HOLD, the above described property unto Spartan Invest, LLC, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Ditech Financial LLC as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set hand and seal on this the 17th day of August, 2016.

BY: Seth M. May

BY: Ditech Financial LLC

BY:


Paul K. Lavelle
as Auctioneer and Attorney-in-Fact


STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August, 2016.

[Notary Seal]


Notary Public
My Commission Expires. March 26, 2018 MY COMMISSION EXPIRES:

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee

Send Tax Notice to:
Spartan Invest, LLC
1110 23rd Street South
Birmingham AL 35205

Real Estate Sales Validation Form

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

Grantor's Name Ditech Financial
Mailing Address _____

Grantee's Name Spartan Invest
Mailing Address 110 23rd St S
Bham, AL 35205

Property Address 258 Village Dr
Calera, AL 35040

Date of Sale 8/17/16
Total Purchase Price \$ 70,200
or
Actual Value \$ _____

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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Timeclock Deed

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 8/30/16

Print Stephanie Derins

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/30/2016 01:52:44 PM
\$94.50 CHERRY
20160830000314690

(verified by)

[Signature]

Form RT-1