

THIS INSTRUMENT WAS PREPARED BY:

David Sigler, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Paul M. Pankey, III
PO Box 131136
Birmingham, AL 35213

GRANTOR

Morris Turner Green, III
1971 Riva Ridge Road
Helena, AL 35080

GRANTEE

Paul M. Pankey, III
PO Box 131136
Birmingham, AL 35213

Property Address: 1971 Riva Ridge Road, Helena, AL 35080

Purchase Price: \$81,000.00 ***Mortgagee credit***

Sale Date: May 26, 2016


20161007000370700 1/3 \$102.00
Shelby Cnty Judge of Probate, AL
10/07/2016 03:21:49 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Shelby County, AL 10/07/2016
State of Alabama
Deed Tax: \$81.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 18, 2003, Morris Turner Green, III, an unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20031229000825730; and subsequently modified on June 1, 2011, and said modification being recorded in Instrument Number, 20110928000287520; and subsequently transferred and assigned to GMAC Mortgage LLC, and said assignment being recorded in Instrument Number, 20110415000116970; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded in Instrument Number, 20130516000202970;

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper

published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Ocwen Loan Servicing, LLC (“Transferee”) did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 27, 2016, May 4, 2016, May 11, 2016; and

WHEREAS, on May 26, 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 and properly conducted, and Ocwen Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Paul M. Pankey, III, in the amount of \$81,000.00, which sum of money Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said Ocwen Loan Servicing, LLC, by and through David Sigler, as attorney for said Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said



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Paul M. Pankey, III, the following described property situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to Paul M. Pankey, III and its successors and assigns; 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, Ocwen Loan Servicing, LLC has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 8th day of June, 2016.

Ocwen Loan Servicing, LLC

By: [Signature]
David Sigler, Attorney for Transferee


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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for Ocwen Loan 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 said conveyance, he, as such attorney for Ocwen Loan Servicing, LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 8th day of June, 2016.

[Signature: Stephen Dedmon]
Notary Public
My Commission Expires: 5/11/19

