


**FORECLOSURE DEED**

**STATE OF ALABAMA     )**  
**)**  
**SHELBY COUNTY         )**

  
20170120000025730 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/20/2017 02:32:51 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on to-wit, October 2, 2012, William Colvin and Frankie Colvin, husband and wife, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for United Wholesale Mortgage said Mortgage being recorded October 11, 2012 in Inst. #20121011000390640 in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Ditech Financial LLC by instrument recorded in Inst. #20161102000404390 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 12/14/2016, 12/21/2016 and 12/28/2016.

**WHEREAS**, on January 11, 2017 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 Federal National Mortgage Association in the amount of One Hundred Thirty Three Thousand Four Hundred and no/100 (\$133,400.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Federal National Mortgage Association, as purchaser; and

**WHEREAS**, Janice Zornes 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 One Hundred Thirty Three Thousand Four Hundred and no/100 (\$133,400.00) Dollars, Mortgagors, by and through Ditech Financial LLC, does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

Lot 12, according to the Survey of Countryside, as recorded in Map Book 7, Page 19, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto Federal National Mortgage Association, 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 Janice Zornes, as auctioneer conducting said sale for said Mortgagee, and said Janice Zornes, has hereto set hand and seal on this the 18<sup>th</sup> day of January, 2017.

**BY: William Colvin and Frankie Colvin**

**BY: Ditech Financial LLC**

**BY:**

  
**Janice Zornes**  
as Auctioneer and Attorney-in-Fact



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STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, 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 18<sup>th</sup> day of January, 2017



Jacob Knight  
Notary Public  
My Commission Expires: 10/20/2019

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

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Send Tax Notice to:  
Ditech Financial LLC  
Attention: Legal  
1100 Virginia Drive, Suite 100  
Fort Washington, PA 19034

# Real Estate Sales Validation Form

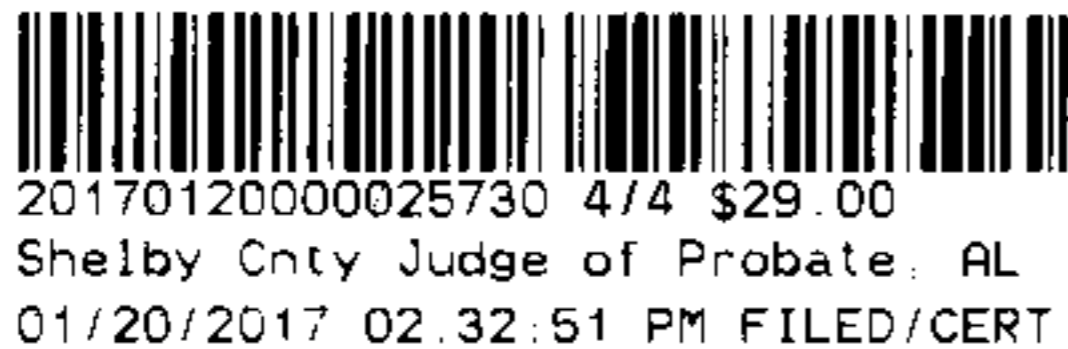
*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name William Colvin (Estate) and Frankie Colvin  
Mailing Address 109 Countryside Lane  
Helena AL 35022

Grantee's Name Federal National Mortgage Association  
P.O Box 650043  
Dallas, Tx 75265-0043

Property Address 109 Countryside Lane  
Helena, AL, 35022

Date of Sale 01/11/2017  
Total Purchase Price \$ 133,400.00



or  
Actual Value \$ \_\_\_\_\_  
or  
Actual 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 Foreclosure 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 January 11, 2017

Unattested  
(verified by)

Spina & Lavelle, P.C.  
By: Paul K. Lavelle  
Sign: [Signature]  
As Attorney for: Ditech Financial LLC