

FORECLOSURE DEED

20170228000069430
02/28/2017 03:35:12 PM
FCDEEDS 1/4

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, July 28, 2006, Gina Renee Brown, an unmarried woman, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for America's Wholesale Lender said Mortgage being recorded August 3, 2006 in Instrument Number 20060803000377000, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC by instrument recorded in Instrument Number 20130429000172520 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 02/01/2017, 02/08/2017 and 02/15/2017.

WHEREAS, on February 22, 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 BHM Capital, LLC in the amount of Seventy Seven Thousand Nine Hundred One and no/100 (\$77,901.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to BHM Capital, LLC, 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 Seventy Seven Thousand Nine Hundred One and no/100 (\$77,901.00) Dollars, Mortgagors, by and through Ditech Financial LLC, does grant, bargain, sell and convey unto BHM Capital, LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 15, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama.

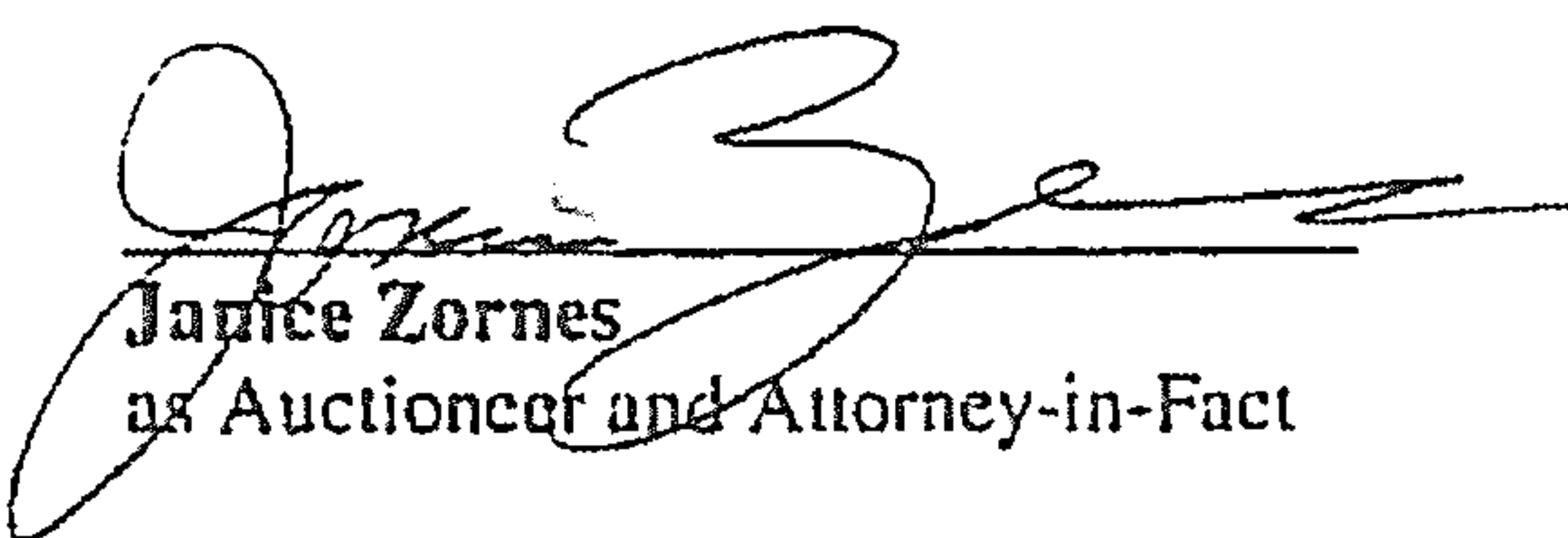
TO HAVE AND TO HOLD, the above described property unto BHM Capital, LLC, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Ditech Financial LLC as holder, has caused this instrument to be executed by and through Janice Zornes, as auctioneer conducting said sale for said Mortgagee, and said Janice Zornes, has hereto set hand and seal on this the 23 day of February, 2017

BY: Gina Renee Brown

BY: Ditech Financial LLC

BY:


Janice Zornes

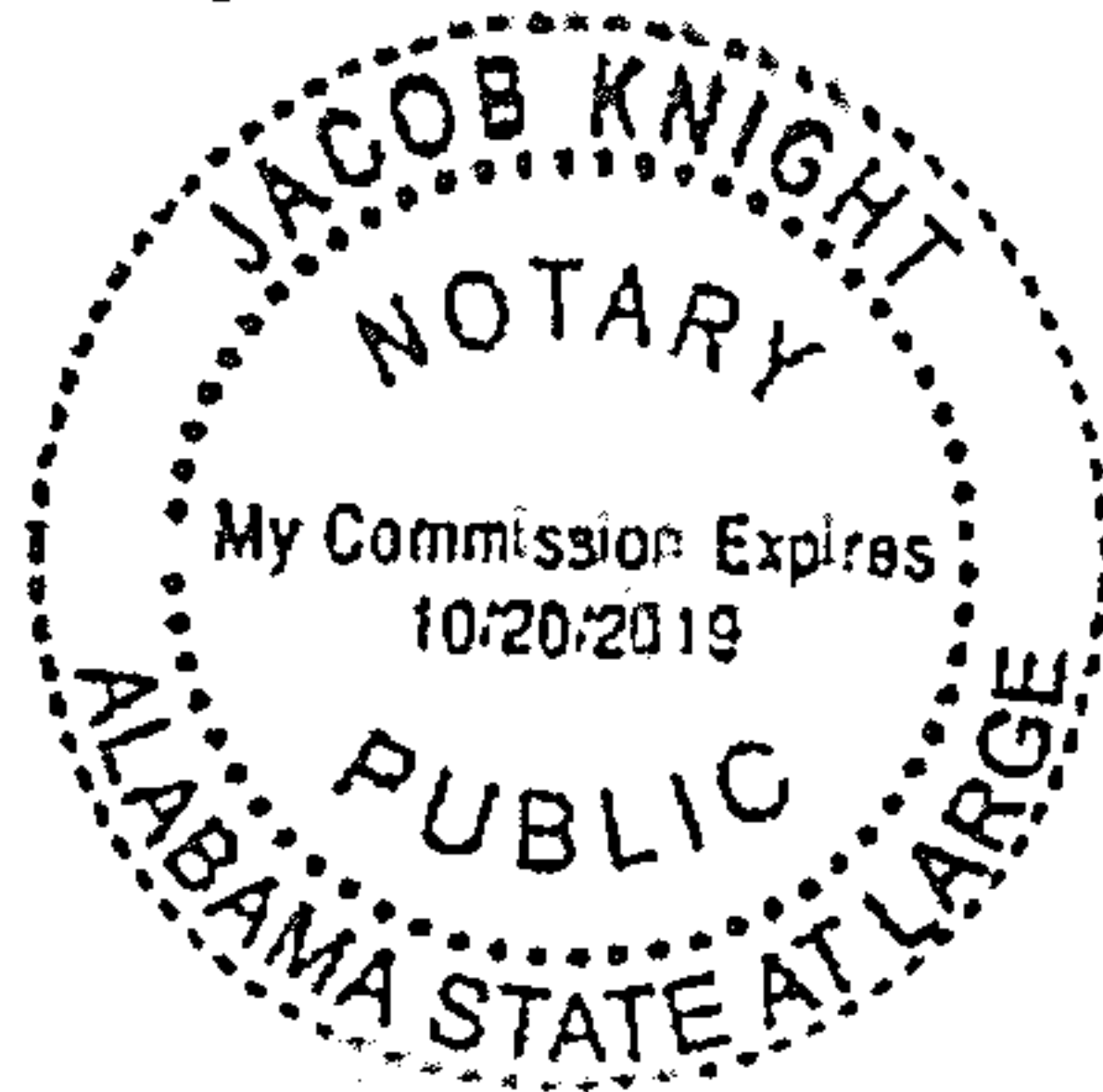
as Auctioneer and Attorney-in-Fact

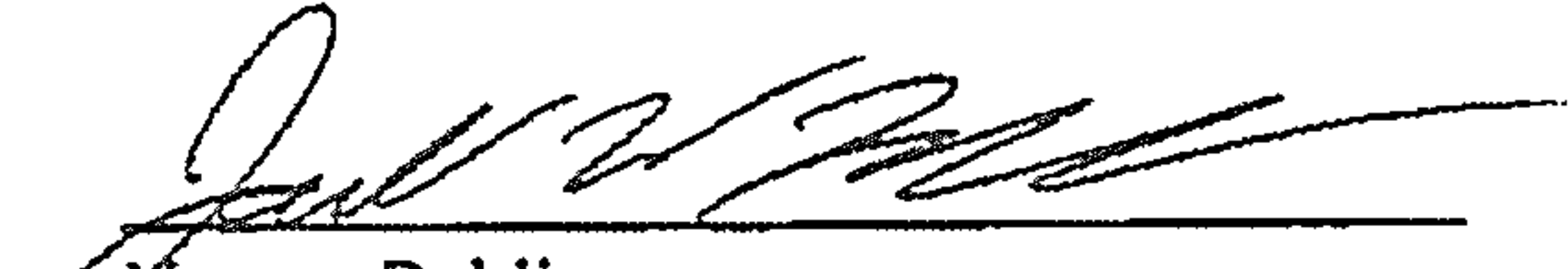
STATE OF ALABAMA) 20170228000069430 02/28/2017 03:35:12 PM FCDEEDS 3/4
Jefferson COUNTY)

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 23rd day of February, 2017

[Notary Seal]




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

Send Tax Notice to:
BHM Capital, LLC
3545 Lorna Ridge Drive
Hoover AL 35216

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, LLC
 Mailing Address _____

Grantee's Name BHM Capital, LLC
 Mailing Address 3545 Lorne Ridge Dr
Birmingham, AL 35216

Property Address 137 Timberleaf Cir
Alabaster, AL 35007

Date of Sale 2/22/17
 Total Purchase Price \$ 77901.00
 or
 Actual Value \$ _____

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or
 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 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 2/28/17

Print Andrew G. Balch for BHM Capital

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/28/2017 03:35:12 PM
 \$102.00 CHERRY
 20170228000069430

[Signature]

Form RT-1