


SEND TAX NOTICE TO:
John W. Caldwell
605 Rebecca Road
Birmingham, AL 35206

Shelby County, AL 03/03/2017
State of Alabama
Deed Tax: \$275.00


20170303000074870 1/4 \$302.00
Shelby Cnty Judge of Probate, AL
03/03/2017 01:43:33 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of April, 2006, Jana B. Briley, a single woman and Donald E. McCarty, a single man, executed that certain mortgage on real property hereinafter described to First Financial Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060511000223310, said mortgage having subsequently been transferred and assigned to Green Tree Servicing LLC, by instrument recorded in Instrument No. 20140911000284500, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Ditech Financial LLC fka Green Tree Servicing LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general



circulation published in Shelby County, Alabama, in its issues of January 25, 2017, February 1, 2017, and February 8, 2017; and

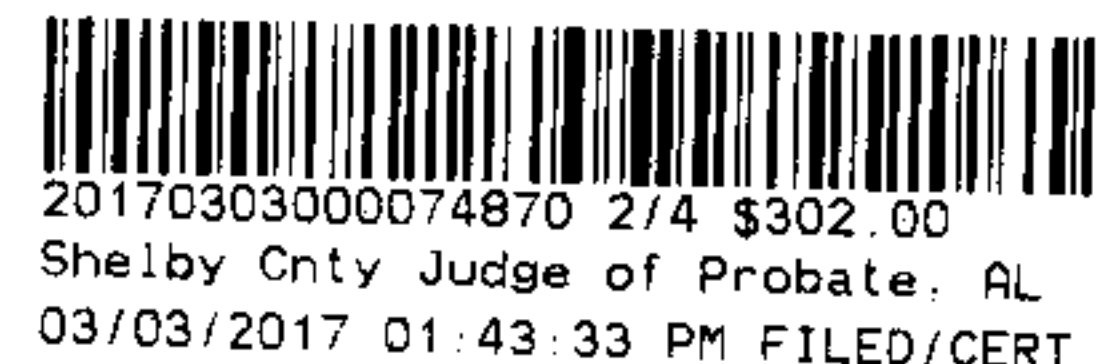
WHEREAS, on February 22, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Ditech Financial LLC fka Green Tree Servicing LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, John W. Caldwell was the highest bidder and best bidder in the amount of Two Hundred Seventy-Five Thousand And 00/100 Dollars (\$275,000.00) on the indebtedness secured by said mortgage, the said Ditech Financial LLC fka Green Tree Servicing LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto John W. Caldwell all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2-A, according to the Survey of Brush Creek Farms, as recorded in Map Book 14, Page 26, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto John W. Caldwell, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded



mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Ditech Financial LLC fka Green Tree Servicing LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 27 day of February, 2017.

Ditech Financial LLC fka Green Tree Servicing
LLC

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

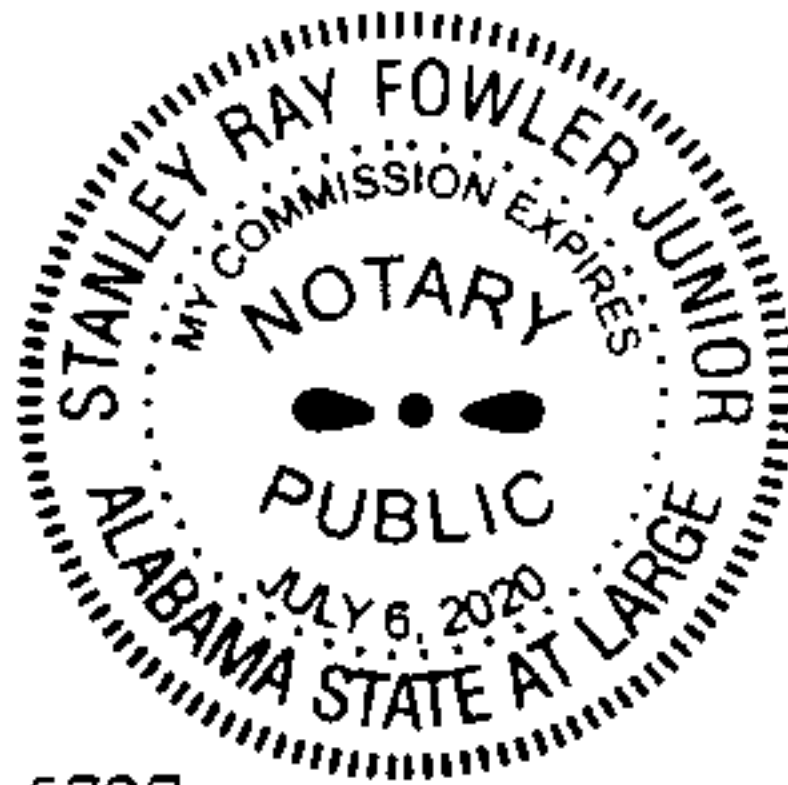
STATE OF ALABAMA)

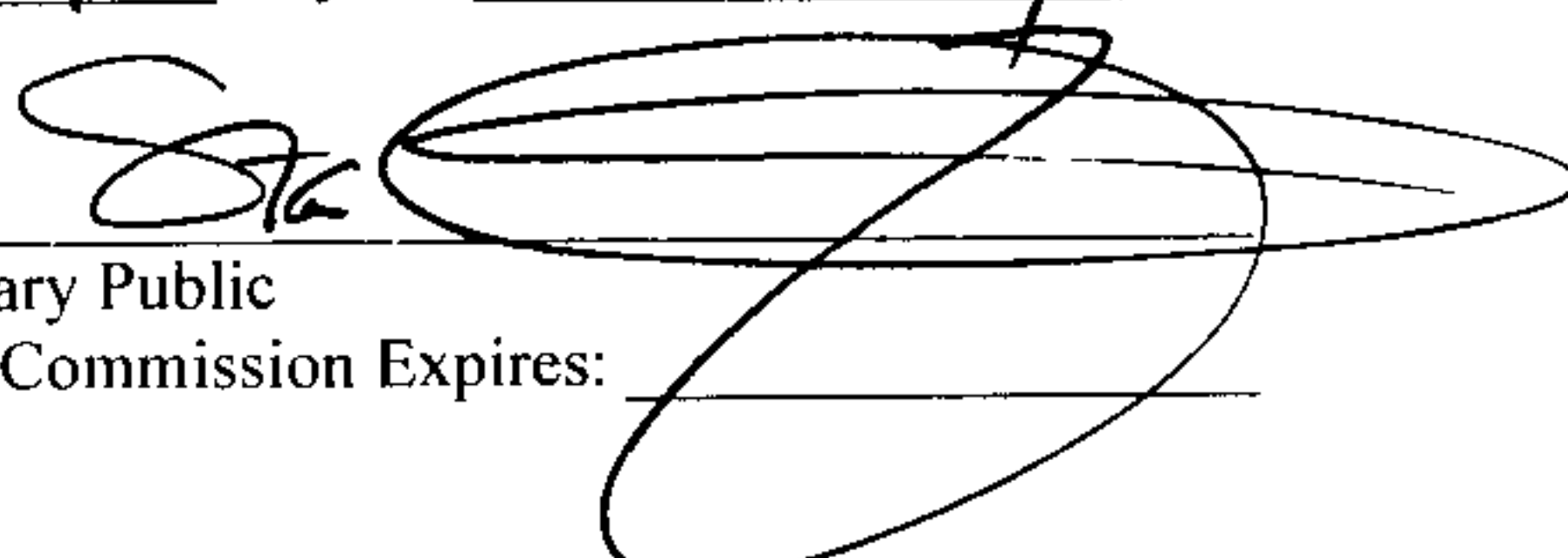
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Ditech Financial LLC fka Green Tree Servicing LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

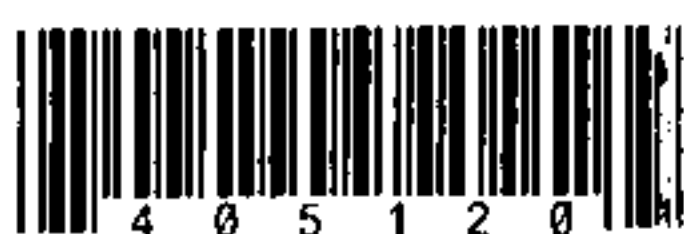
Given under my hand and official seal on this 27 day of February, 2017.

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727




Notary Public
My Commission Expires: _____


20170303000074870 3/4 \$302.00
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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 fka Green Tree Servicing LLC
c/o Ditech Financial, LLC FKA GreenTree Servicing, LLC

Mailing Address 3232 Newmark Drive
Miam sburg, OH 45342

Property Address 1 Brush Creek
Columbiana, AL 35051

Grantee's Name John W Caldwell

Mailing Address 605 Rebecca Rd
Bham AL 35206

Date of Sale 02/22/2017

Total Purchase Price \$275,000.00
or
Actual Value \$
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ Closing Statement

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

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 3/03/17

Print John W. Caldwell

☐ Unattested
☐ (verified by)

Sign John W. Caldwell
(Grantor/Grantee/Owner/Agent) circle one

