

AUCTIONEER'S DEED

20170327000101390 1/3 \$27.00
Shelby Cnty Judge of Probate: AL
03/27/2017 12:22:18 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, JOSH M. BOX and APRIL N. BOX, executed a mortgage to Mortgage Electronic Registration systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Bank, FSB, and Lender's successors and assigns dated January 30, 2008, and Recorded in Instrument No. 20080314000106030 and corrected by Scrivener's Affidavit in Instrument No. 20170113000018910 of the records in the Office of the Judge of Probate, Shelby County, Alabama, and which mortgage was subsequently assigned to Green Tree Servicing, LLC in Instrument No. 20130903000358700 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in the County of Shelby, Alabama, by an advertisement published in the issues of said newspaper on February 8, February 15 and February 22, 2017, fixing the time of the sale of said property to be during the legal hours of sale on the 8th day of March, 2017, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 8th day of March, 2017, at the front door entrance of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$22,100.00**. The said Green Tree Servicing, LLC, n/k/a Ditech Financial LLC by and through Mike T. Atchison as auctioneer, and as its attorney-in-fact, and Josh M. Box and April N. Box, under and by virtue of the authority contained in said mortgage, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

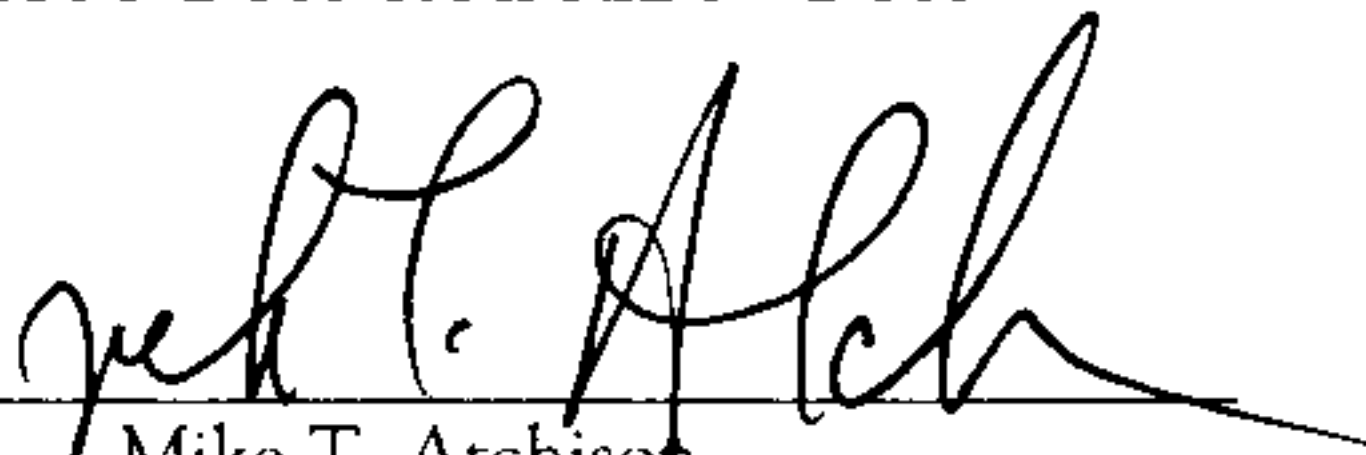
FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 330.16 FEET; THENCE LEFT 88 DEGREES 12 MINUTES A DISTANCE OF 516.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 357.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE RIGHT 61 DEGREES 16 MINUTES ALONG THE SOUTH RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 280, A DISTANCE OF 56.68 FEET; THENCE RIGHT 80 DEGREES 12 MINUTES A DISTANCE OF 318.19 FEET; THENCE RIGHT 100 DEGREES 09 MINUTES A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED, SITUATED IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 3147 Westover Rd, Westover, AL 35147

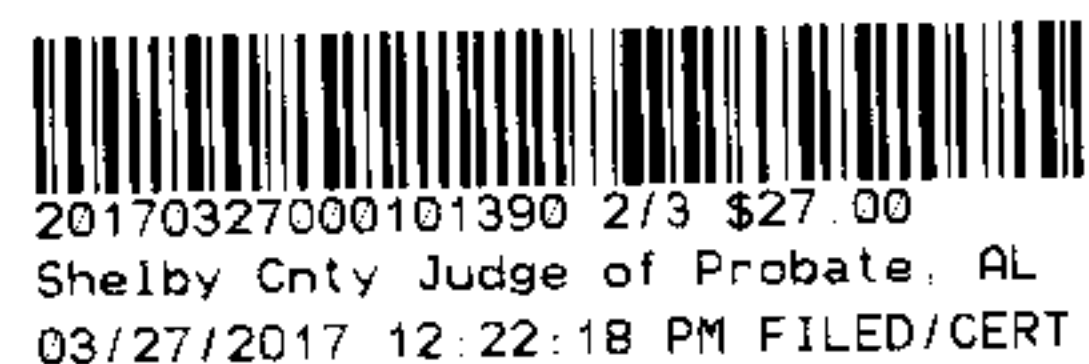
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, the purchaser at said sale, its successors and assigns, forever; 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, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Green Tree Servicing, LLC n/k/a Ditech Financial LLC, and Josh M. Box & April N. Box, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 8th day of March, 2017.

DITECH FINANCIAL LLC f/k/a GREEN TREE
SERVICING, LLC and
JOSH M. BOX & APRIL N. BOX

BY: 
Mike T. Atchison
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned Notary Public in and for said State and County, hereby certify that Mike T. Atchison, whose name as attorney-in-fact and auctioneer for Ditech Financial LLC f/k/a Green Tree Servicing, LLC, and Josh M. Box and April N. Box 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-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 27th day of March, 2017.


NOTARY PUBLIC
My Commission Expires: 9/22/2020

GRANTEE'S ADDRESS:

Federal National Mortgage Association
14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

GRANTORS' ADDRESS:

Josh M. Box & April N. Box
401 Turtle Lake Rd
Birmingham, AL 35242

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, ROUSE & BENDER, LLC
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
3582-91



Real Estate Sales Validation Form

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

Grantor's Name Josh M. Box
Mailing Address April N. Box
401 Turtle Lake Rd
Birmingham, AL 35242

Grantee's Name Federal National Mortgage Association
Mailing Address 14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

Property Address 3147 Westover Rd
Westover, AL 35147

Date of Sale 3/8/2017
Total Purchase Price \$22,100.00



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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 Auctioneer's Deed
☐ 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.

Instructions

Grantors 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 3/8/17

Print Bern McFadden Trous

☐ Unattested _____

Sign Bern McFadden Trous

(verified by)

(Grantor/Grantee/Owner/Agent) circle one