

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, November 15, 2013, Thomas Matthew Zopfi, IV, a single man, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for Green Tree Servicing LLC said Mortgage being recorded December 11, 2013 in Instrument Number 20131211000476830, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Ditech Financial LLC by instrument recorded in Instrument Number 20170210000051070 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 04/05/2017, 04/12/2017 and 04/19/2017.


WHEREAS, on April 26, 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 Seventeen Thousand Three Hundred Four and 11/100 (\$117,304.11) 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, John M. Robison 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 Seventeen Thousand Three Hundred Four and 11/100 (\$117,304.11) 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:


20170428000147270 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/28/2017 01:44:13 PM FILED/CERT

Real property in the City of Vincent, County of Shelby, State of Alabama, described as follows:

A parcel of land in the Southeast Quarter of the Southwest Quarter of section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of Southwest Quarter of Section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North 0 degrees 32 minutes 50 seconds West along the west line of said Southeast Quarter of the Southwest Quarter, a distance of 1069.89 feet to a point; thence run North 86 degrees 35 minutes 31 seconds East a distance of 346.69 feet to a point, said point being the Point of Beginning; thence continue North 86 degrees 35 minutes 31 seconds East a distance of 492.65 feet to a point on the westerly right of way line of Shelby County Road #57; thence run South 10 degrees 27 minutes 17 seconds West along the said westerly right of way line, a distance of 230.00 feet to a point; thence run North 83 degrees 51 minutes 38 seconds West a distance of 447.89 feet; thence run North 1 degree 48 minutes 52 seconds West a distance of 149.05 feet to the Point of Beginning. Said described tract containing 2.02 acres (88063.7 square feet), more or less. (according to survey of Darrell E. Reeser, RLS #12158, dated May 17, 2002.)

Being all of that certain property conveyed to Thomas Matthew Zopfi, IV, a single man from Mary Jacqueline Zopfi, a single woman, by deed dated 02/20/2009 and recorded 03/11/2009 as Inst. No. 20090311000088330 of official records.

Commonly known as: 4231 Hwy 57, Vincent, AL 35178

APN #: 05-1-11-0-000-005-001

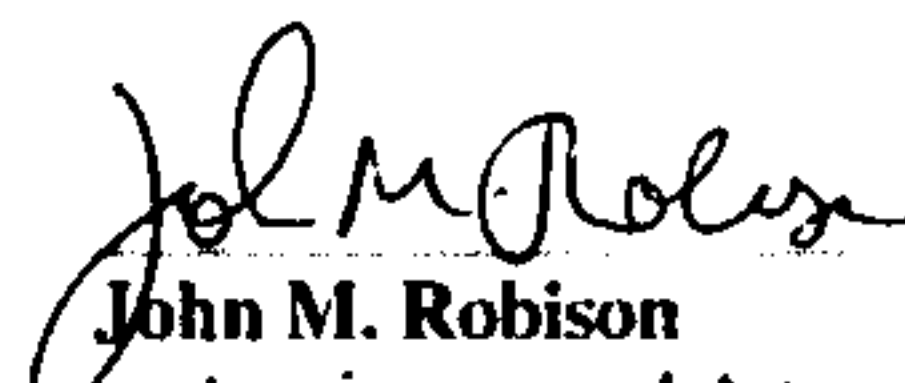
TO HAVE AND TO HOLD, the above described property unto Federal National Mortgage Association, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.


IN WITNESS WHEREOF, Ditech Financial LLC as holder, has caused this instrument to be executed by and through John M. Robison, as auctioneer conducting said sale for said Mortgagee, and said John M. Robison, has hereto set hand and seal on this the 26 day of April, 2017.

BY: Thomas Matthew Zopfi, IV

BY: Ditech Financial LLC

BY:


John M. Robison
as Auctioneer and Attorney-in-Fact


20170428000147270 2/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/28/2017 01:44:13 PM FILED/CERT

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John M. Robison, 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.



Gives under my hand and official seal this the 26th day of April, 2017

Davin D Jones

Notary Public
My Commission Expires: 09-23-2020

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

20170428000147270 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/28/2017 01:44:13 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thomas Matthew Zopfi, IV
Mailing Address 4231 Hwy 57
Vincent AL 35178

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

Property Address 4231 Hwy 57
Vincent, AL, 35178

Date of Sale 04/26/2017
Total Purchase Price \$ 117304.11

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).

Spina & Lavelle, P.C.

Date April 26, 2017

By: Paul K. Lavelle

Unattested
(verified by)

Sign: Paul K. Lavelle

As Attorney for: Ditech Financial LLC

