

STATE OF ALABAMA)

COUNTY OF SHELBY)



20170531000190280 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
05/31/2017 02:26:14 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on August 6, 2007, to-wit: Keith Smith, a single man, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Capstone Mortgage Inc. DBA Baker Group, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on August 14, 2007, in Instrument No. 20070814000381280, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to Green Tree Servicing LLC, by assignment recorded May 24, 2013 in Instrument No. 20130524000214300, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the March 29, 2017, April 5, 2017, and April 12, 2017, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on May 23, 2017, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$48,000.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Rocket City Title Co., Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Ditech Financial LLC f/k/a Green Tree Servicing LLC;

NOW THEREFORE, IN consideration of the premises Keith Smith, a single man, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 4742 Hwy 25, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:


A part of the SW ¼ of NE ¼ of Section 3, Township 24, Range 12 East, more particularly described as follows: Beginning at a point where the Eastern boundary of said SW ¼ of NE ¼ intersects with the Southern boundary of the Montevallo-Calera highway right of way, this point being 650.12 feet North of the southeast corner of said forty; thence run in a Westerly direction along the south right of way line of said highway, 150 feet to point of beginning of lot herein described; thence continue in a Westerly direction along said highway right of way 100 feet; thence in a Southerly direction parallel with the East line of said forty 175 feet; thence in an Easterly direction parallel with South right of way line of said highway 100 feet; thence in a Northerly direction parallel with East line of said forty 175 feet to point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT THAT PART CONVEYED TO STATE OF ALABAMA BY DEED IN BOOK 390, PAGE 944.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Keith Smith, a single man, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

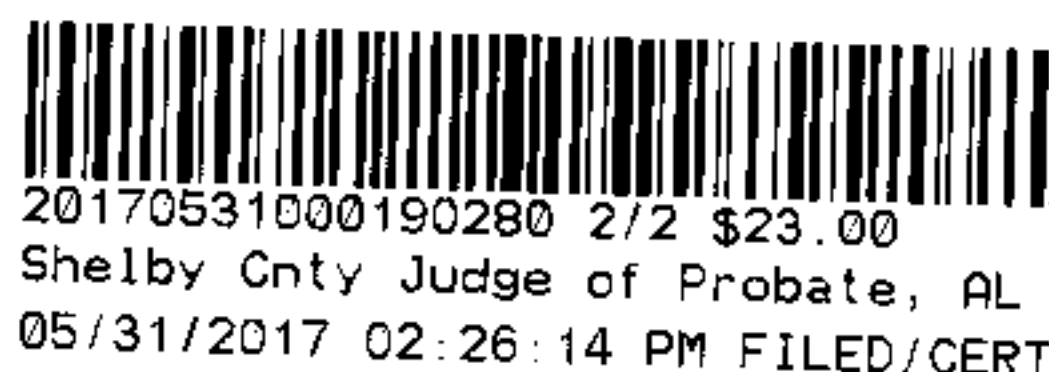
Keith Smith, a single man and Ditech Financial LLC
f/k/a Green Tree Servicing LLC

BY: **Rocket City Title Co., Inc.**
ITS: Auctioneer and Attorney-in-Fact

BY: 
Rebekah Beal

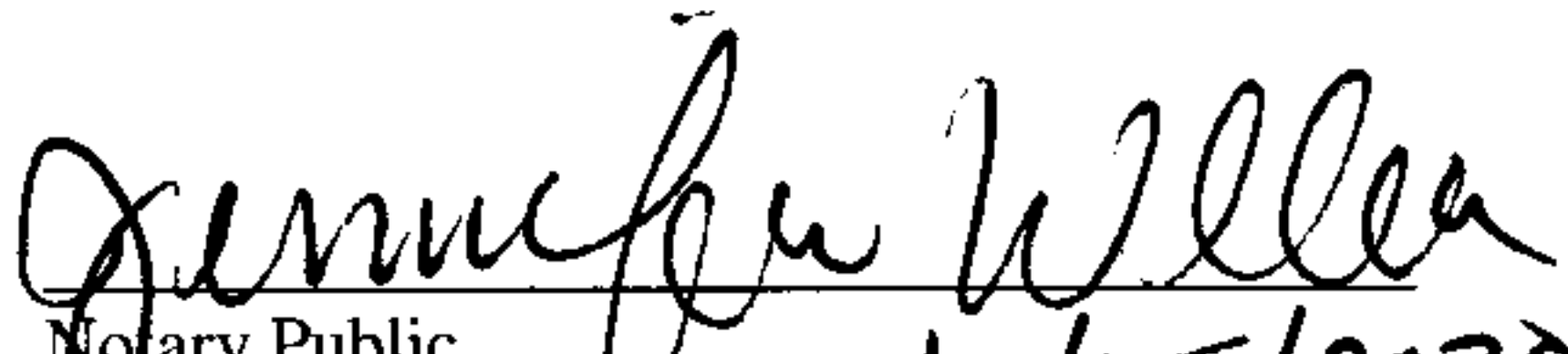
STATE OF ALABAMA

COUNTY OF Montgomery



I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Rebekah Beal, whose name as auctioneer of Rocket City Title Co., Inc., acting in its capacity as auctioneer and attorney-in-fact for Keith Smith, a single man, and Ditech Financial LLC f/k/a Green Tree Servicing LLC, 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of May, 2017.


Notary Public
My Commission Expires: 10/15/2020

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/cls
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
Federal National Mortgage Association ("Fannie Mae")
P.O. Box 650043
Dallas, TX 75265-0043

Grantors Address:
4742 Hwy 25
Montevallo, AL 35115