


PREPARED BY:

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MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
220th Street North, Suite 1310
Birmingham, Alabama 35203


20170613000208320 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
06/13/2017 11:21:11 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Please Cross Reference to: Instrument No. 20051114000594120

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 28, 2005, **Diane H. Gault, Wife And John Gault, Husband, Mortgagor**, did execute a certain mortgage to **TMG Real Estate & Financial Services, Inc.**, which said mortgage is recorded in Instrument No. 20051114000594120, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Ditech Financial, LLC. fka Green Tree Servicing, LLC**, as transferee, said transfer is recorded in Instrument 20141226000404200, aforesaid records, and Ditech Financial, LLC. fka Green Tree Servicing, LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of 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 due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 05/10/2017, 05/17/2017, 05/24/2017; and

WHEREAS, on May 31, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:03 o'clock ~~am~~^{pm} between the legal hours of sale, said foreclosure was duly and properly conducted and Ditech Financial, LLC. fka Green Tree Servicing, LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Shelby, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Avalanche Investments Inc. in the amount of **ONE HUNDRED FIFTEEN THOUSAND DOLLARS AND NO CENTS (\$115,000.00)** which sum the said Ditech Financial, LLC. fka Green Tree Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Avalanche Investments Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED FIFTEEN THOUSAND DOLLARS AND NO CENTS (\$115,000.00), cash, on the indebtedness secured by said mortgage, the said Diane H. Gault, Wife And John Gault, Husband, acting by and through the said Ditech Financial, LLC. fka Green Tree Servicing, LLC as transferee, by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Avalanche Investments Inc., and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lots 4 and 5 in Block 1 of Pine Grove Camp, according to the survey and map of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following:

A ten (10) foot strip along the East boundary of Lot 4, Block 1 of Pine Grove Camp, according to the survey of said Pine Grove Camp which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 8 and being situated in the SE 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Avalanche Investments Inc., 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Diane H. Gault, Wife And John Gault, Husband, Mortgagor(s) by the said Ditech Financial, LLC. fka Green Tree Servicing, LLC have caused this instrument to be executed by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Lansing Skidmore, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 01 day of June, 2017.

Diane H. Gault And John Gault, Mortgagor(s)

Ditech Financial, LLC. fka Green Tree Servicing, LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

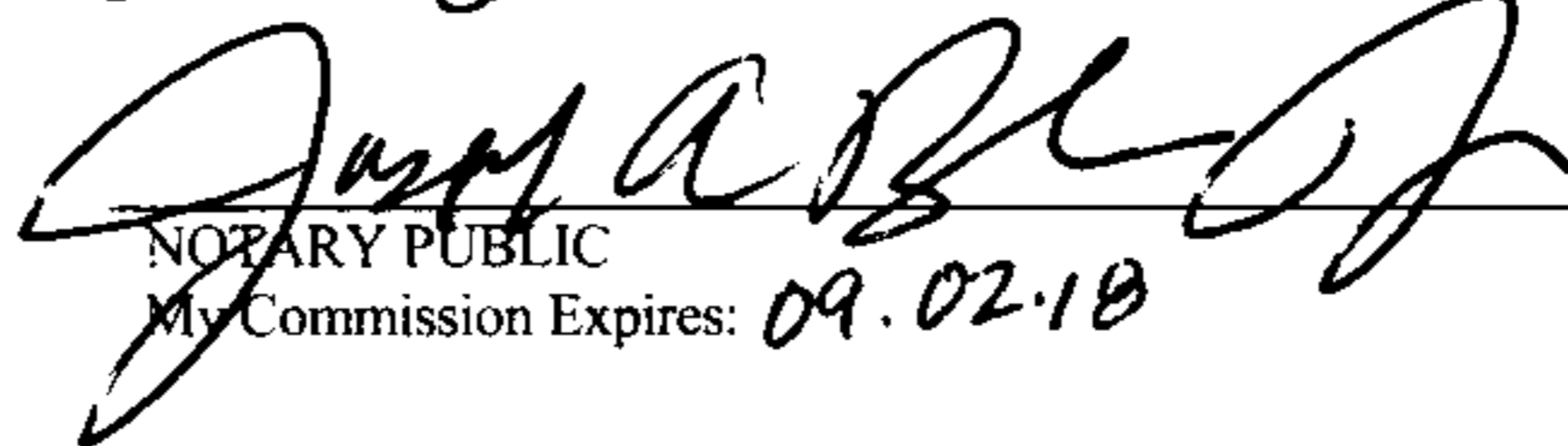
(print) Lansing Skidmore

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

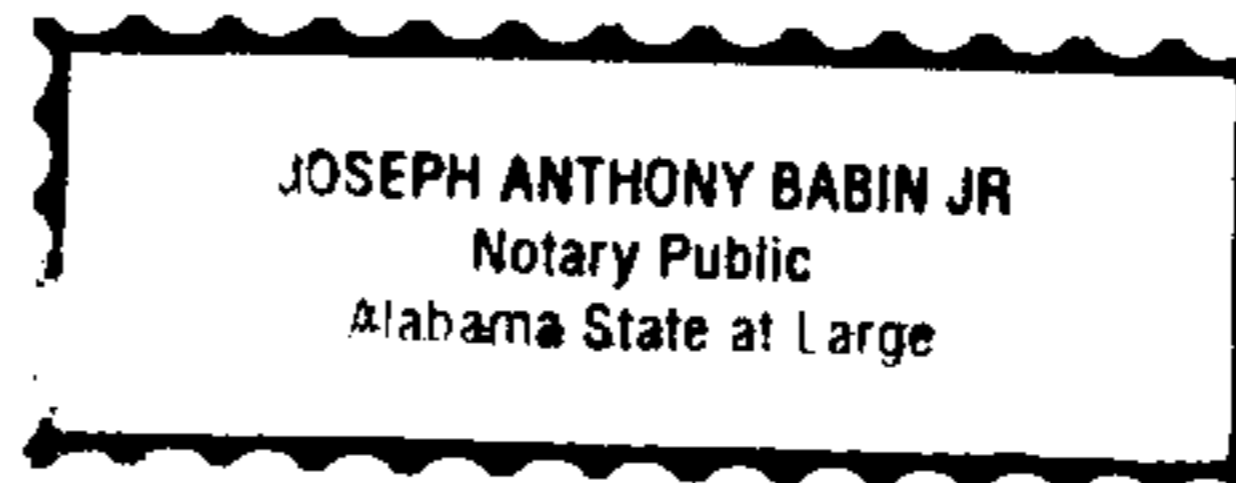
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lansing Skidmore, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 01 day of June, 2017.


NOTARY PUBLIC
My Commission Expires: 09.02.18

Grantee Name / Send tax notice to:
ATTN:
Avalanche Investments Inc.
PO Box 400
Cropwell, AL 35054




20170613000208320 2/3 \$138.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Diane H. Gault And John Gault	
Grantor's Name	Grantee's Name
Mailing Address	Mailing Address
70 Pine Street Shelby, AL 35143	Avalanche Investments Inc. 7360 S. Kyrene Rd. Tempe, AZ 85284
Property Address	Date of Sale
70 Pine Street Shelby, AL 35143	May 31, 2017
	Total Purchase price
	\$115,000.00
	or
	Actual Value
	or
	Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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

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 <u>6/1/17</u>	Print <u>Lansing Skidmore</u>
Unattested	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 923517

