

SEND TAX NOTICE TO:  
Ditech Financial, LLC FKA GreenTree Servicing,  
LLC  
3232 Newmark Drive  
Miamisburg, OH 45342

20171017000378270  
10/17/2017 04:10:35 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of February, 1997, Margaret J. Cline and Gary Cline, executed that certain mortgage on real property hereinafter described to Bank of America, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1997-07775, said mortgage having subsequently been transferred and assigned to Ditech Financial LLC, by instrument recorded in Instrument number 20170808000286370, 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 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 September 6, 2017, September 13, 2017, and September 20, 2017; and

WHEREAS, on October 11, 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 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, Ditech Financial LLC was the highest bidder and best bidder in the amount of Sixty-Six Thousand One Hundred Twenty-Eight And 30/100 Dollars (\$66,128.30) on the indebtedness secured by said mortgage, the said Ditech Financial LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Ditech Financial LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence North along the West Boundary Line of said Quarter/Quarter Section for a distance of 664.35 feet to the North Right of Way of Shelby County Highway No. 45 for the point of beginning; thence continuing North along said Quarter/Quarter line, a distance of 228.23 feet; thence North 89 degrees 21 minutes 53 seconds East, a distance of 30.22 feet; thence South 0 degrees 00 minutes 43 seconds East, a distance of 403.66 feet to the North Right of Way Line of Shelby County Highway No. 45; thence North 62 degrees 31 minutes 22 seconds West along said North right of way line for a distance of 372.28 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Ditech Financial LLC its successors/heirs and assigns, 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, 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 16 day of October, 2017.

Ditech Financial LLC

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

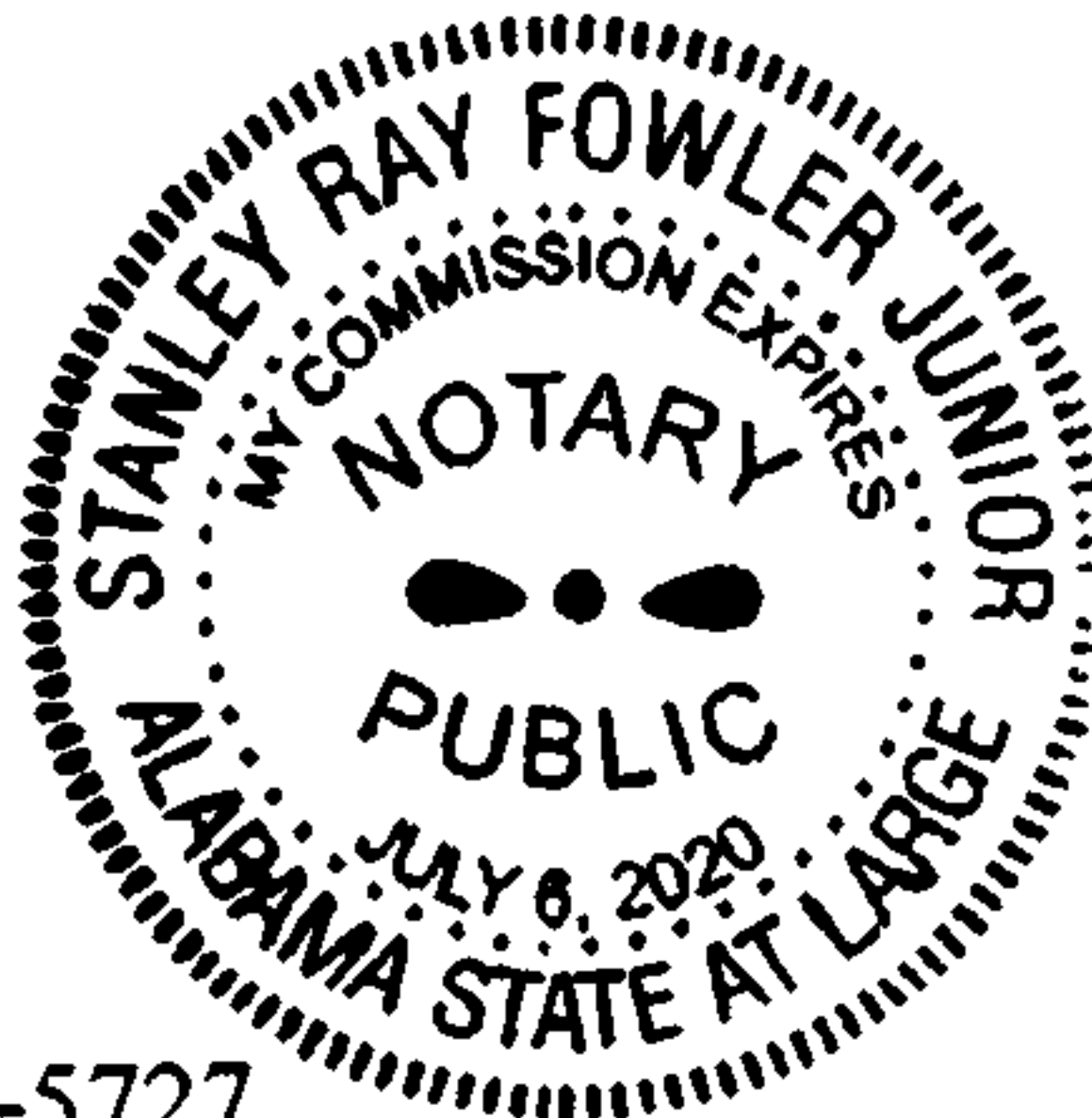
STATE OF ALABAMA )

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, 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 16 day of October, 2017.

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



[Signature]  
Notary Public  
My Commission Expires: [Signature]



**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  
c/o Ditech Financial, LLC FKA  
GreenTree Servicing, LLC

Grantee's Name Ditech Financial LLC  
c/o Ditech Financial, LLC FKA  
GreenTree Servicing, LLC

Mailing Address 3232 Newmark Drive  
Miamisburg, OH 45342

Mailing Address 3232 Newmark Drive  
Miamisburg, OH 45342

Property Address 1186 Co Rd 45  
Sterrett, AL 35147

Date of Sale 10/11/2017

Total Purchase Price \$66,128.30

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 10/11/2017

Print Emily Coyne

☐ Unattested \_\_\_\_\_  
 (verified by)

Sign Emily Coyne  
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/17/2017 04:10:35 PM  
 \$25.00 CHERRY  
 20171017000378270

*James W. Fuhrmeister*