


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20171222000457010 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/22/2017 10:51:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, June 11, 2004, Venus Cole, an unmarried woman, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for America's Wholesale Lender said Mortgage being recorded June 21, 2004 in Book Page Instrument Number 20040621000334650, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC by instrument recorded in Book , Page Inst. #20140516000148580 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 FKA Green Tree Servicing 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 11/01/2017, 11/08/2017 and 11/15/2017.

WHEREAS, on November 27, 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 FKA Green Tree Servicing 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 Forty Nine Thousand Eight Hundred and 00/100 (\$149800.00) 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, Janice Zornes conducted said sale on behalf of Ditech Financial LLC FKA Green Tree Servicing 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 Forty Nine Thousand Eight Hundred and 00/100 (\$149800.00) Dollars, Mortgagors, by and through Ditech Financial LLC FKA Green Tree Servicing LLC, does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

State of Alabama

County of Shelby

Lot 350, according to the Survey of Savannah Pointe Sector 1, Phase 1, as recorded in Map Book 25, Page 114, in the Probate Office of Shelby County, Alabama.

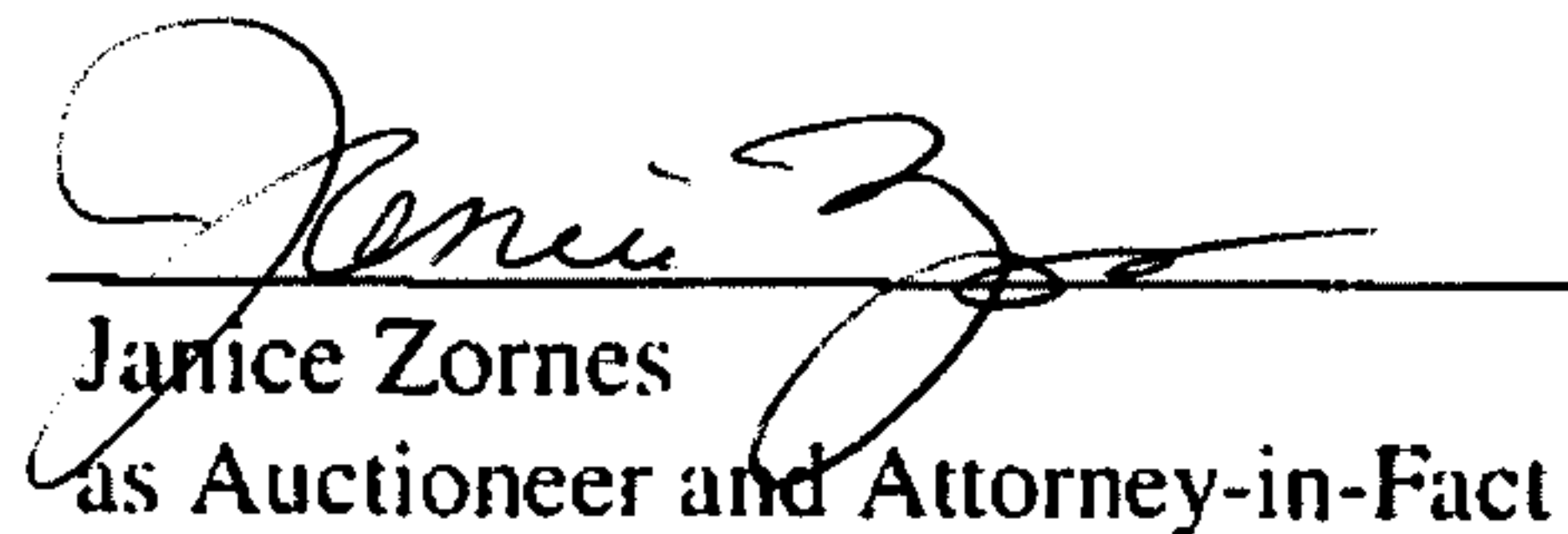
TO HAVE AND TO HOLD, the above described property unto Federal National Mortgage Association, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Ditech Financial LLC FKA Green Tree Servicing LLC as holder, has caused this instrument to be executed by and through Janice Zornes, as auctioneer conducting said sale for said Mortgagee, and said Janice Zornes, has hereto set hand and seal on this the 29 day of November, 2017

BY: Venus Cole

BY: Ditech Financial LLC FKA Green Tree Servicing LLC

BY:


Janice Zornes
as Auctioneer and Attorney-in-Fact



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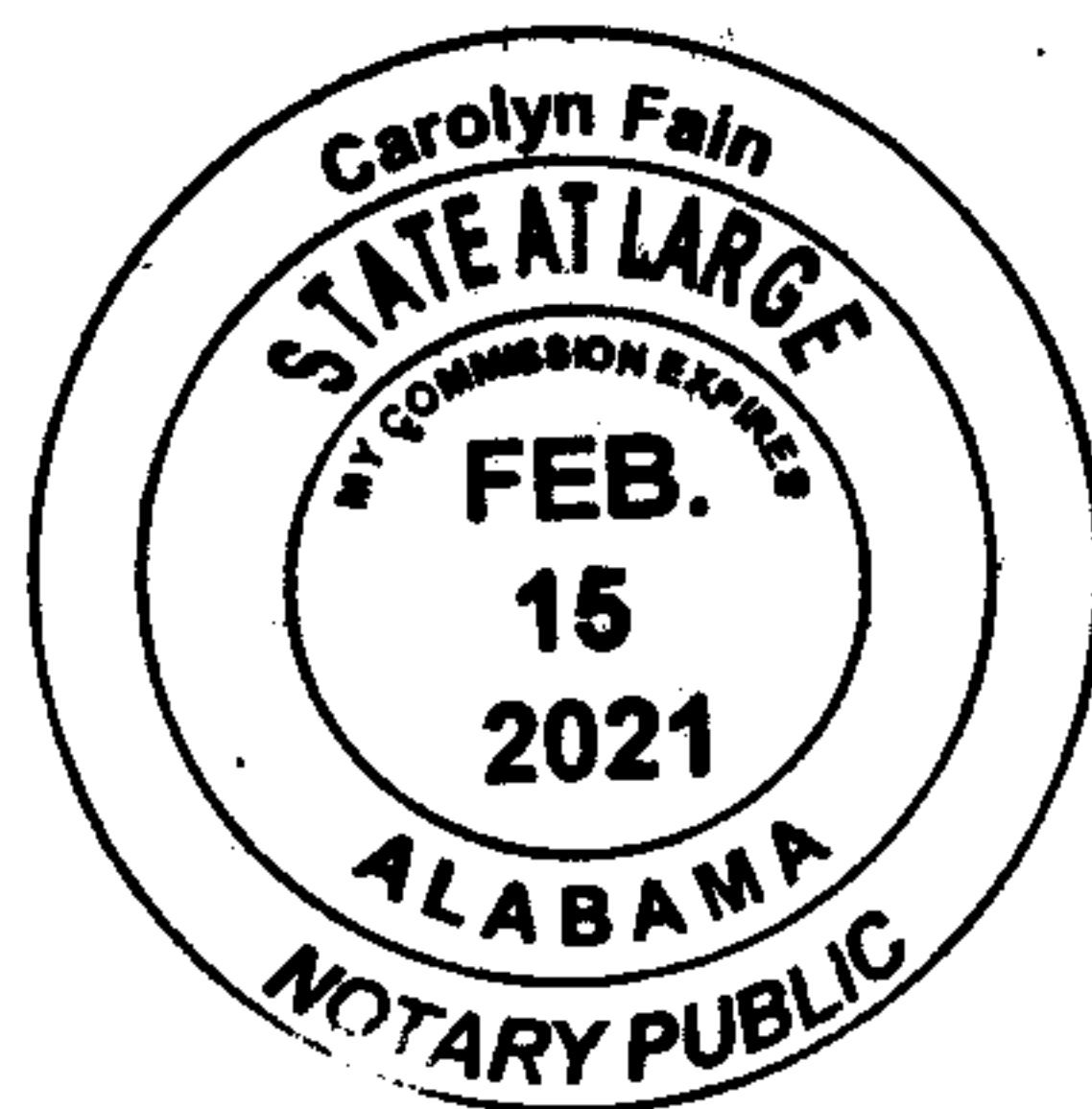
STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, 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.

Given under my hand and official seal this the 29 day of November, 2017

[Notary Seal]



Carolyn Fain

Notary Public

My Commission Expires: 2/15/2021

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

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

Grantee:
Federal National Mortgage Association
P O Box 650043
Dallas, TX 75265-0043

Property Address:
313 Savannah Club Dr.
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Venus Cole
Mailing Address 313 Savannah Club Dr.
Calera, AL, 35040

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

Property Address 313 Savannah Club Dr.
Calera, AL, 35040

Date of Sale 11/27/2017
Total Purchase Price \$ 149800.00

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)


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Date November 27, 2017

Unattested

(verified by)

By: Paul K. Lavelle

Sign: _____

As Attorney for: Ditech Financial LLC FKA Green Tree Servicing LLC