

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leiberl Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20021101000539930

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 30, 2002, **Pamela D Blythe, Wife and Christopher L. Blythe, Husband**, Mortgagor, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. its successors and assigns**, which said mortgage is recorded in Instrument No. 20021101000539930, 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 f/k/a Green Tree Servicing LLC**, as transferee, said transfer is recorded in Instrument 20130528000217610, aforesaid records, and **Ditech Financial LLC f/k/a 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 f/k/a 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 02/07/2018, 02/14/2018, 02/21/2018; and

WHEREAS, on March 5, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:10 o'clock ~~am~~ pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **Ditech Financial LLC f/k/a 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 Columbiana, 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 **Ditech Financial LLC f/k/a Green Tree Servicing LLC** in the amount of **FIFTY-SIX THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$56,600.00)** which sum the said **Ditech Financial LLC f/k/a Green Tree Servicing LLC** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **Ditech Financial LLC f/k/a Green Tree Servicing LLC**; 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 **FIFTY-SIX THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$56,600.00)**, cash, on the indebtedness secured by said mortgage, the said **Pamela D Blythe, Wife and Christopher L. Blythe, Husband**, acting by and through the said **Ditech Financial LLC f/k/a Green Tree Servicing LLC** as transferee, by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **Ditech Financial LLC f/k/a Green Tree Servicing LLC**, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama and run thence westerly along the north line of said quarter-quarter a distance of 716.10 feet to a point; thence turn 91 degrees 25 minutes 36 seconds left and run southerly a distance of 235.96 feet to a point on the south right of way line of Shelby County Road No. #435 and the point of beginning of the property being described; thence continue along last described course 425.74 feet to a point; thence turn 89 degrees 15 minutes 32 seconds left and run easterly 124.80 feet to a point; thence turn 90 degrees 04 minutes 19

seconds left and run northerly 439.85 feet to a point on the same said south right of way line of same said highway NO. #435; thence turn 96 degrees 09 minutes 05 seconds left and run west-southwesterly along said right of wayline 130.53 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated January 17, 1998.

TO HAVE AND TO HOLD the above described property unto Ditech Financial LLC f/k/a Green Tree Servicing LLC, 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, Pamela D Blythe, Wife Christopher L. Blythe, Husband, Mortgagor(s) by the said Ditech Financial LLC f/k/a Green Tree Servicing LLC have caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Janice Zornes has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 19 day of March, 2018.

Pamela D Blythe and Christopher L. Blythe, Mortgagor(s)

Ditech Financial LLC f/k/a Green Tree Servicing LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

Janice Zornes

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

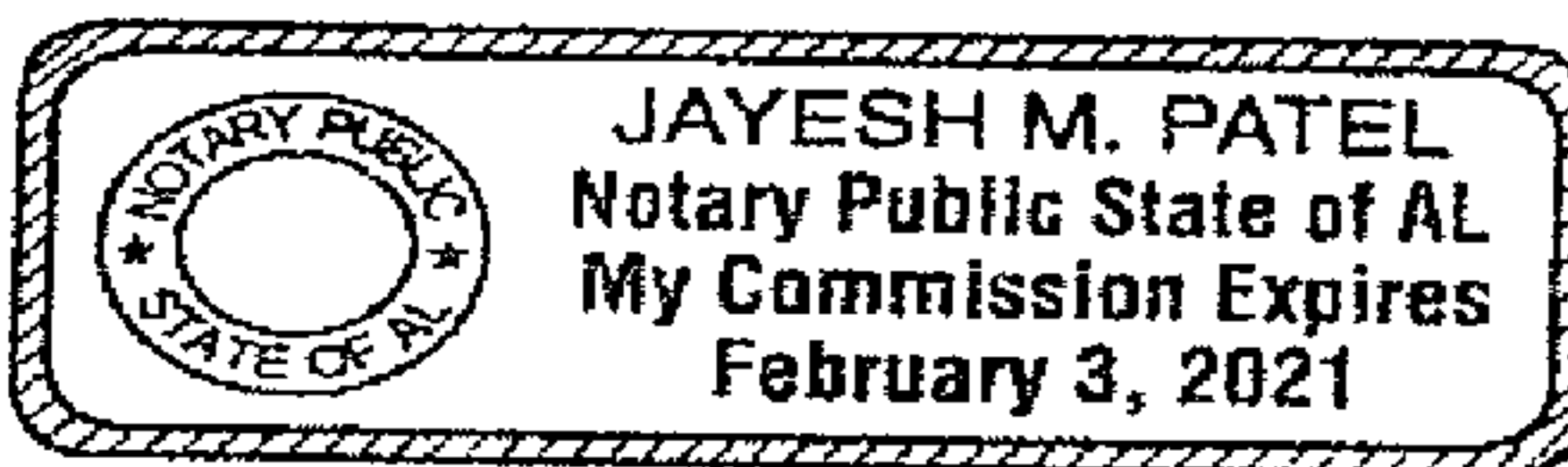
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, 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 19 day of March, 2018.

Jayesh M. Patel
NOTARY PUBLIC
My Commission Expires: Feb 3, 2021

Grantee Name / Send tax notice to:
ATTN:
DITECH FINANCIAL LLC
7360 S. Kyrene Rd.
Tempe, AZ 85284



Real Estate Sales Validation Form

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

Grantor's Name	Pamela D Blythe and Christopher L. Blythe	Grantee's Name	Ditech Financial LLC f/k/a Green Tree Servicing LLC
Mailing Address	335 Highway 435 Columbiana, AL 35186	Mailing Address	2100 E. Elliot Road Bldg 94, Mail Stop T325 Tempe, AZ 85284

Property Address	335 Highway 435 Columbiana, AL 35186	Date of Sale	March 5, 2018
		Total Purchase price	\$56,600.00
		or	
		Actual Value	
		or	
		Assessed Market Value	



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2018 11:05:01 AM
\$22.00 CHERRY
20180322000094930

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	March 19, 2018	Print	Janice Zornes
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one