


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20190813000293090 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
08/13/2019 12:43:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, April 12, 2005, Jayson D. Bray, a single man and Marketta Stanley, a single woman, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as a nominee for Southeastern Mortgage of Alabama, LLC said Mortgage being recorded April 22, 2005 in Instrument Number 20050422000192290 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Green Tree Servicing LLC by instrument recorded in Instrument No. 20140703000201490, 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 06/05/2019, 06/12/2019 and 06/19/2019.

WHEREAS, on July 8, 2019 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 Ditech Financial LLC fka Green Tree Servicing LLC in the amount of One Hundred Sixty-Eight Thousand One Hundred and 00/100 (\$168,100.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Ditech Financial LLC fka Green Tree Servicing LLC, as purchaser; and

WHEREAS, John M. Robison 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 Sixty-Eight Thousand One Hundred and 00/100 (\$168,100.00) Dollars, Mortgagors, by and through Ditech Financial LLC fka Green Tree Servicing LLC, does grant, bargain, sell and convey unto Ditech Financial LLC fka Green Tree Servicing LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 700, according to the Survey of Waterford Cove-Secor 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Ditech Financial LLC fka Green Tree Servicing LLC, 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 John M. Robison, as auctioneer conducting said sale for said Mortgagee, and said John M. Robison, has hereto set hand and seal on this the 1st day of August 2019.

BY: Jayson D. Bray, Mortgagor(s)

BY: Marketta Stanley, Mortgagor(s)

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

BY:
(Sign) John M. Robison

BY:
(Print) John M. Robison
Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that John M. Robison, 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.

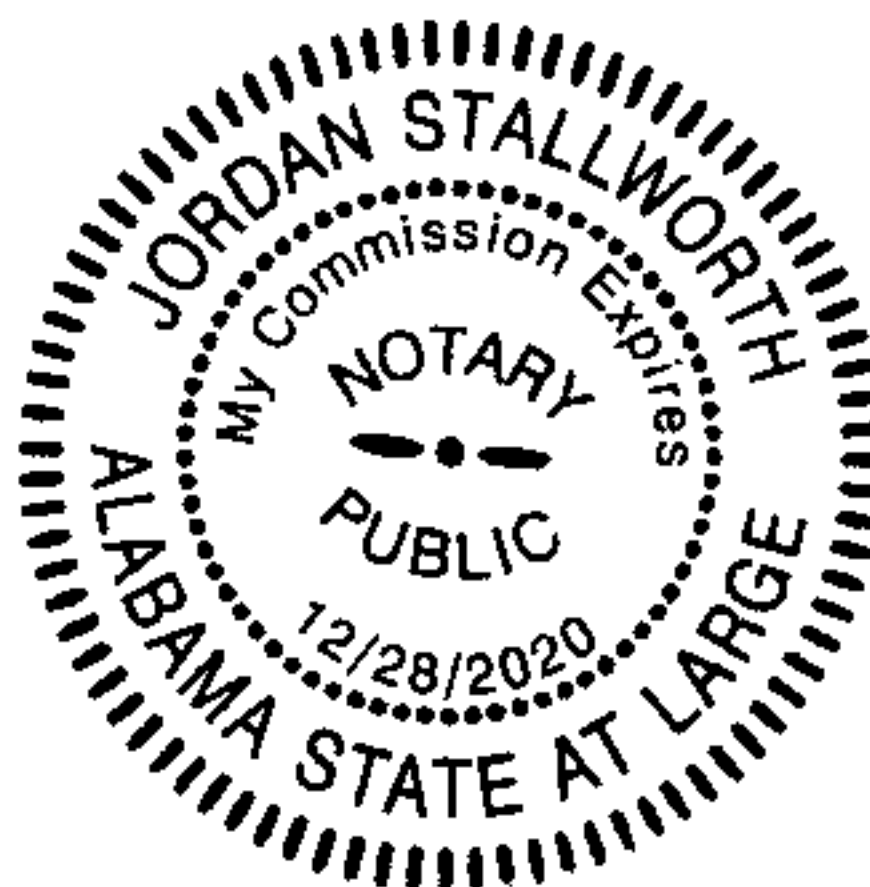
Given under my hand and official seal this the 1st day of August 2019


[Notary Seal]

Jordan Stallworth
Notary Public
My Commission Expires: 12/28/2020

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

Grantee/Send Tax Notice to:
Ditech Financial LLC
5505 N Cumberland Ave
Suite 307
Chicago, IL 60656




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Real Estate Sales Validation Form

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

Grantor's Name: Jayson D. Bray
Mailing Address: 805 Waterford Cove Lane
Calera AL 35040

Grantee's Name Ditech Financial LLC fka Green Tree Servicing LLC
5505 N Cumberland Ave Suite 307
Chicago, IL 60656

Property Address: 805 Waterford Cove Lane
Calera, AL, 35040

Date of Sale:

Total Purchase Price: \$168,100.00

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).

Date: July 8, 2019

Print: Danielle Parker

☐ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) Circle One

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