

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert 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. 20080321000116000

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 14, 2008, Kenneth S. Miller A/K/A Shane Miller, An Unmarried Man, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Hometown Mortgage Services, Inc., its successors and assigns, which said mortgage is recorded in Instrument No. 20080321000116000 and re-recorded in Instrument No. 20080429000173630, 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 20150511000155470, 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 10/02/2019, 10/09/2019, 10/16/2019; and

WHEREAS, on October 21, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:37 o'clock am, 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 Helena, 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 SIXTY-FOUR THOUSAND TWO HUNDRED FIFTY-ONE DOLLARS AND SEVENTY-THREE CENTS (\$64,251.73) 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 SIXTY-FOUR THOUSAND TWO HUNDRED FIFTY-ONE DOLLARS AND SEVENTY-THREE CENTS (\$64,251.73), cash, on the indebtedness secured by said mortgage, the said Kenneth S. Miller A/K/A Shane Miller, An Unmarried Man, acting by and through the said Ditech Financial LLC f/k/a 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 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:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION AND RUN NORTHERLY ALONG THE WEST BOUNDARY 25 FEET; THENCE RUN NORTH 60 DEGREES 50 MINUTES EAST

780 FEET; THENCE RUN NORTH 42.35 FEET TO AN IRON ON A FENCE LINE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 13, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE ALONG SAID FENCE 167.75 FEET; THENCE RUN NORTH 0 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID FENCE 144.59 FEET TO AN IRON; THENCE RUN NORTH 88 DEGREES 38 MINUTES 13 SECONDS EAST 95.14 FEET TO AN IRON; THENCE RUN SOUTH 27 DEGREES 40 MINUTES 55 SECONDS EAST 240.02 FEET TO AN IRON AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID HIGHWAY; THENCE RUN SOUTH 63 DEGREES 45 MINUTES 39 SECONDS WEST ALONG SAID RIGHT OF WAY 230.60 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS.

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, Kenneth S. Miller A/K/A Shane Miller, An Unmarried Man, Mortgagor(s) by the said Ditech Financial LLC f/k/a 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 22nd day of October, 2019.

Kenneth S. Miller A/K/A Shane Miller, Mortgagor(s)

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

By:
(sign)

(print) Lansing Skidmore

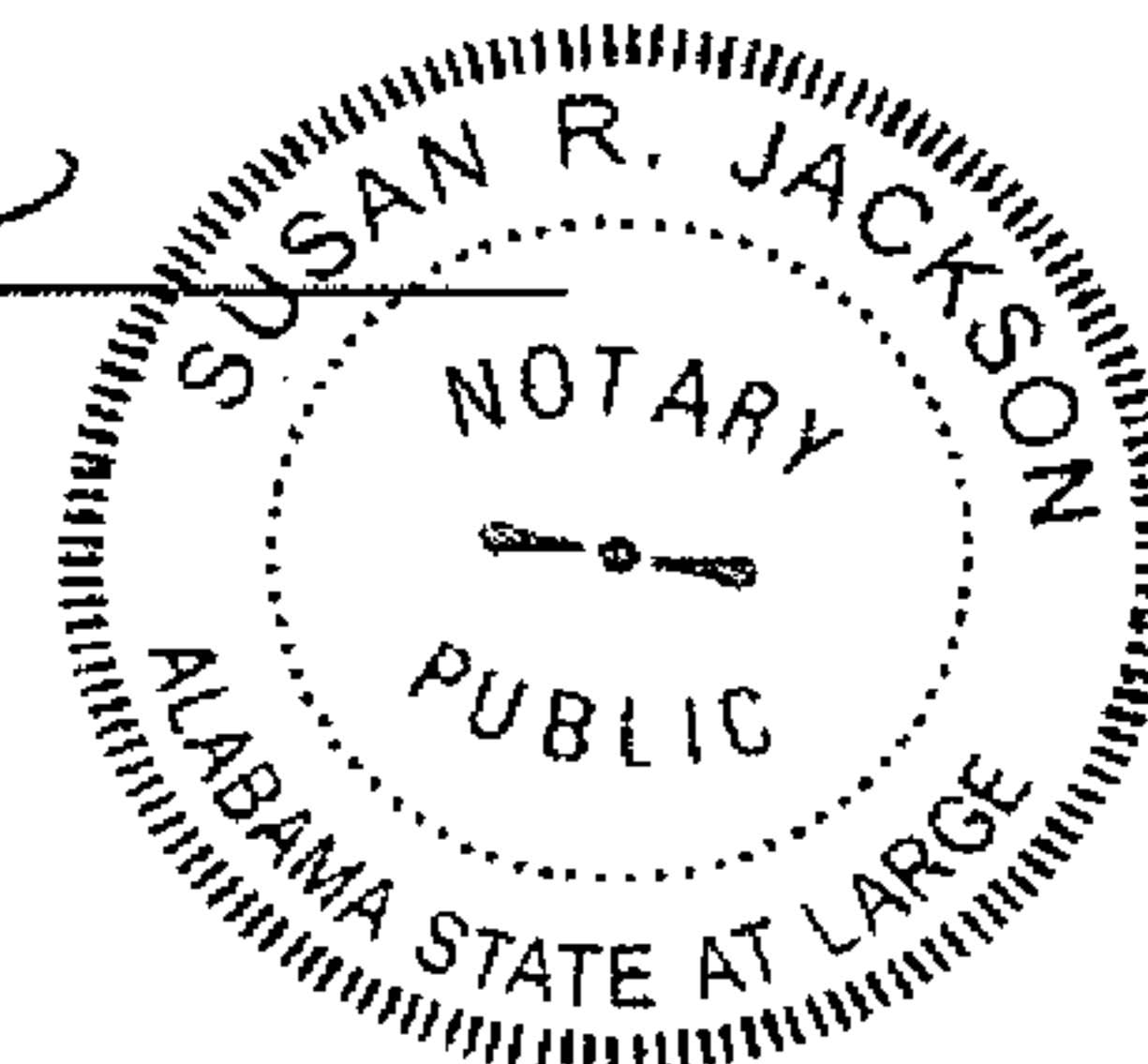
Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Jefferson

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 22 day of October, 2019.

Susan R. Jackson
NOTARY PUBLIC
My Commission Expires: 04/05/2022



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

Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Kenneth S. Miller a/k/a Shane Miller	Grantee's Name	Ditech Financial LLC f/k/a Green Tree Servicing LLC
Mailing Address	3467 Hwy 13 Helena, AL 35080	Mailing Address	2100 E. Elliot Road Bldg 94, Mail Stop T325 Tempe, AZ 85284
Property Address	3467 Hwy 13 Helena, AL 35080	Date of Sale	October 21, 2019
		Total Purchase price	\$64,251.73
		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)

Bill of Sale	Appraisal
Sales Contract	x Other FC Sale
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>10/22/19</u>	Print	<u>Lansing Skidmore</u>
Unattested	<u>AAA</u> (verified by)	Sign	<u>[Signature]</u> (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 9197319



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2019 11:26:24 AM
\$33.00 CHERRY
20191024000392210

Allen S. Bayl