


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby


20130906000364810 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/06/2013 03:28:30 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That Abigail L Sinclair and Timothy D Sinclair, Husband and Wife, did, on to-wit, August 27th, 2009, execute a mortgage to Mortgage Electronic Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc., An Alabama Corporation which mortgage is recorded in Instrument #20090903000341710, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to Nationstar Mortgage, LLC in Instrument #20130703000272490, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Nationstar Mortgage, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, in its issues of August 7, August 14, August 21, 2013; and

WHEREAS, on August 27th, 2013, 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 Nationstar Mortgage, LLC did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said Nationstar Mortgage, LLC in the amount of ONE HUNDRED FORTY SEVEN THOUSAND EIGHTEEN AND 63/100THS(\$147,018.63) DOLLARS, which sum the said Nationstar Mortgage, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Nationstar Mortgage, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED FORTY SEVEN THOUSAND EIGHTEEN AND 63/100THS(\$147,018.63) DOLLARS, on the indebtedness secured by said mortgage, the said Abigail L Sinclair and Timothy D Sinclair, acting by and through the said Nationstar Mortgage, LLC by Melvin Cowan, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage, LLC by Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Nationstar Mortgage, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 25, IN BLOCK 5, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 83, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD THE above-described property unto the said Nationstar Mortgage, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said Nationstar Mortgage, LLC has caused this instrument to be executed by Melvin Cowan as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Melvin Cowan has executed this

instrument in his/her capacity as such auctioneer on this the 27th day of August, 2013.

Abigail L Sinclair and Timothy D Sinclair
Mortgagors


By: Nationstar Mortgage, LLC
Mortgagee or Transferee of Mortgagee

By: Melvin R Cowan
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

Nationstar Mortgage, LLC
Mortgagee or Transferee of Mortgagee

By: Melvin R Cowan
As Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

Melvin R Cowan
As Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee


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STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for the 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2013.

Melody Bailey
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/15

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
350 Highland Dr.
Lewisville, TX 75067

Real Estate Sales Validation Form

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

Grantor's Name Abigail L & Timothy D Sinclair
Mailing Address 513 Canterbury Rd
Pelham, AL 35124

Grantee's Name Nationstar Mortgage, LLC
Mailing Address 350 highland Dr.
Lewisville, TX 75067

Property Address 513 Canterbury Rd
Pelham, AL 35124

Date of Sale 08/27/2013
Total Purchase Price \$ 147,018.63



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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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other FC Deed |
| <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 8/28/13

Print MARCUS CLARK

____ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1