


PREPARED BY:

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20151029000377920 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
10/29/2015 03:39:05 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 10th day of September 2015 between Nationstar Mortgage LLC, as Grantor, and Nationstar Mortgage LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 31, 2011, **Charles Bruce Higgins, A Married Man And Carol Higgins, His Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Merchants and Farmers Bank**, which said mortgage is recorded in Instrument No. 20110613000173300, 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 **Nationstar Mortgage LLC**, as transferee, said transfer is recorded in Instrument 20130725000303700, aforesaid records, and Nationstar Mortgage 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 Nationstar Mortgage LLC as transferee, 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 07/15/2015, 07/22/2015, 07/29/2015; and

WHEREAS, on September 10, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:30 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage LLC did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Montevallo, 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 Nationstar Mortgage LLC in the amount of **ONE HUNDRED FOUR THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$104,200.00)** 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 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 ONE HUNDRED FOUR THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$104,200.00), cash, on the indebtedness secured by said mortgage, the said Charles Bruce Higgins, A Married Man And Carol Higgins, His Wife, acting by and through the said Nationstar Mortgage LLC as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Nationstar Mortgage LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in

Map Book 28, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage 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, Charles Bruce Higgins, A Married Man And Carol Higgins, His Wife, Mortgagors by the said Nationstar Mortgage LLC have caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 29 day of October, 2015.

Charles Bruce Higgins And Carol Higgins, Mortgagors

Nationstar Mortgage LLC, Mortgagee or Transferee of Mortgagee

By: Reed Hudson

Reed Hudson as 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 Reed Hudson, 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 29 day of October, 2015.

[Signature]

NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
NATIONSTAR MORTGAGE, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

SONDRA D HALL
My Commission Expires
12/4/2016



20151029000377920 3/3 \$25.00
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Real Estate Sales Validation Form

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

Grantor's Name	Charles Bruce Higgins	Grantee's Name	Nationstar Mortgage, LLC
Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019	Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019
Property Address	101 Moores Spring Rd Montevallo, AL 35115	Date of Sale	September 10, 2015
		Total Purchase price	\$104,200.00
		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)

<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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1