


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF ALABAMA)
SHELBY COUNTY)


20160713000243460 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
07/13/2016 11:45:23 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of June, 2007, Thomas Christian Derryberry and Emily Derryberry, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Homecoming Financial, LLC fka Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070619000286540, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, by instrument recorded in Instr 20160527000182640, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; 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, subject to



foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 1, 2016, June 8, 2016, and June 15, 2016; and

WHEREAS, on July 6, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Five Thousand Ninety-Six And 16/100 Dollars (\$105,096.16) on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A lot in the SW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, described as follows; Commence at the Southwest corner of the SW 1/4 of SW 1/4, Section 14, Township 21 South, Range 3 West; thence turn East along the South line of said Section 14, a distance of 604.00 feet to the of beginning; thence turn an angle of 90 degrees 35 minutes to the left and run along the centerline of a ditch a distance of 295.00 feet; thence turn an angle of 91 degrees 00 minutes to the right and run a distance of 101.00 feet; thence turn an angle of 84 degrees 19 minutes to the right and run a distance of 294.59 feet to the South line of said Section 14; thence turn an angle of 95 degrees 16 minutes to the right and run a distance of 125.00 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



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IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 7 day of July, 2016.

Nationstar Mortgage LLC

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

STATE OF ALABAMA)

JEFFERSON COUNTY)

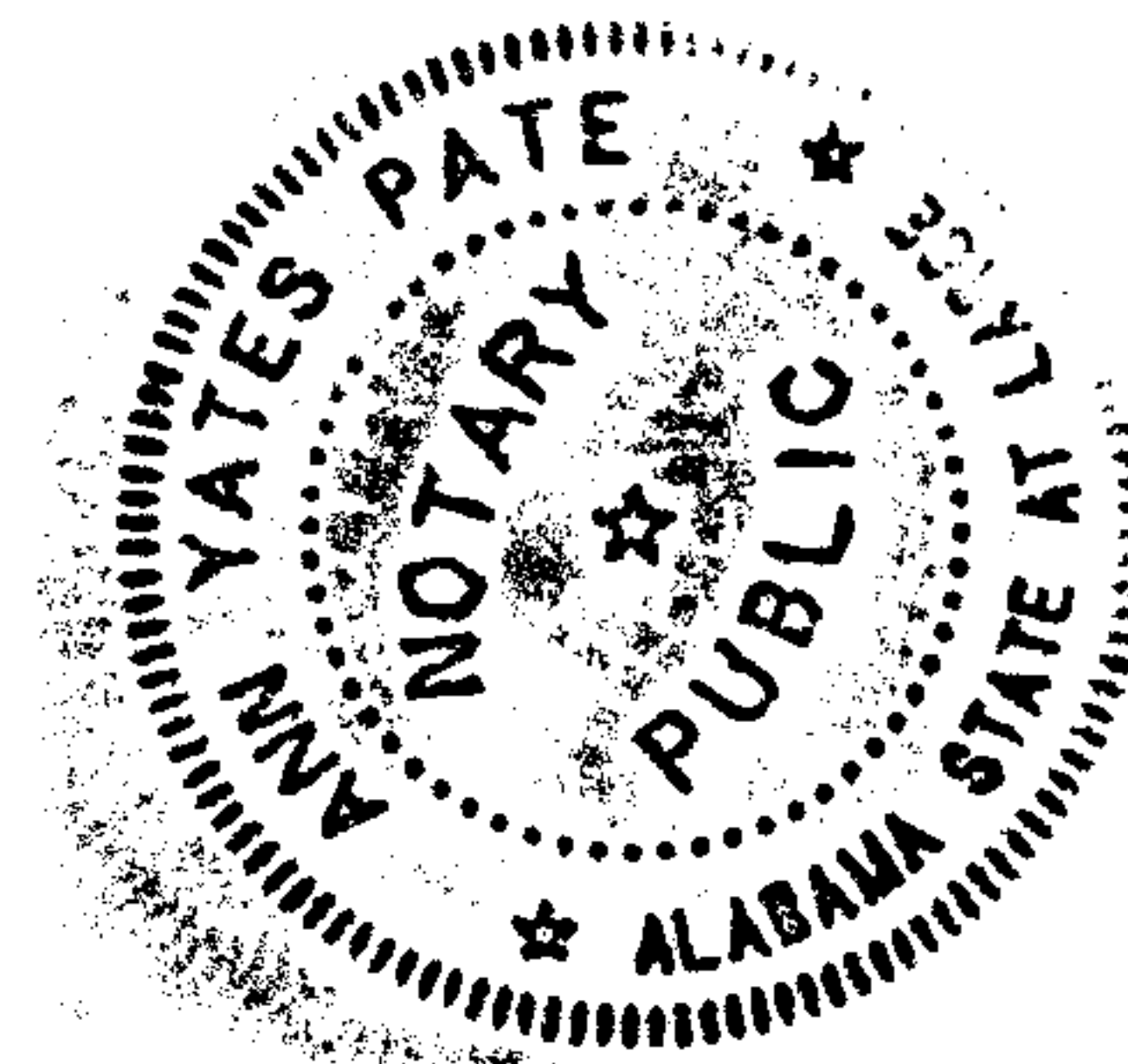
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 7 day of July, 2016.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

This instrument prepared by:
Elizabeth Loeftgren
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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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 Nationstar Mortgage LLC
c/o Nationstar Mortgage, LLC
Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019

Grantee's Name Federal National Mortgage
Association
Mailing Address 13455 Noel Road, Suite 660 Dallas
, TX, 75240

Property Address 2001 Butler Road
Alabaster, AL 35007

Date of Sale 07/06/2016

Total Purchase Price \$105,096.16

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ 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.

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 7/6/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested _____
(verified by)

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



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