

SEND TAX NOTICE TO:
Champion Mortgage
8950 Cypress Waters Blvd
Coppell, TX 75019

20181219000443180
12/19/2018 10:14:51 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of July, 2007, Robert R. Stevenson and Jean M. Stevenson, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070807000368530, said mortgage having subsequently been transferred and assigned to NationStar Mortgage LLC d/b/a Champion Mortgage Company, by instrument recorded in Instrument Number 20170918000339220, 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 d/b/a Champion Mortgage Company 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 November 7, 2018, November 14, 2018, and November 21, 2018; and

WHEREAS, on December 11, 2018, 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 d/b/a Champion Mortgage Company 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 Twenty-Eight Thousand And 00/100 Dollars (\$128,000.00) on the indebtedness secured by said mortgage, the said NationStar Mortgage LLC d/b/a Champion Mortgage Company, 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:

Lot 23-A, according to a resurvey of Lots 23, 24, 25 & 26, Mitchell Subdivision, as recorded in Map Book 34, Page 63 in the Probate Office of 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.



IN WITNESS WHEREOF, NationStar Mortgage LLC d/b/a Champion Mortgage Company , 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 18 day of December, 2018.

NationStar Mortgage LLC d/b/a Champion
Mortgage Company

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

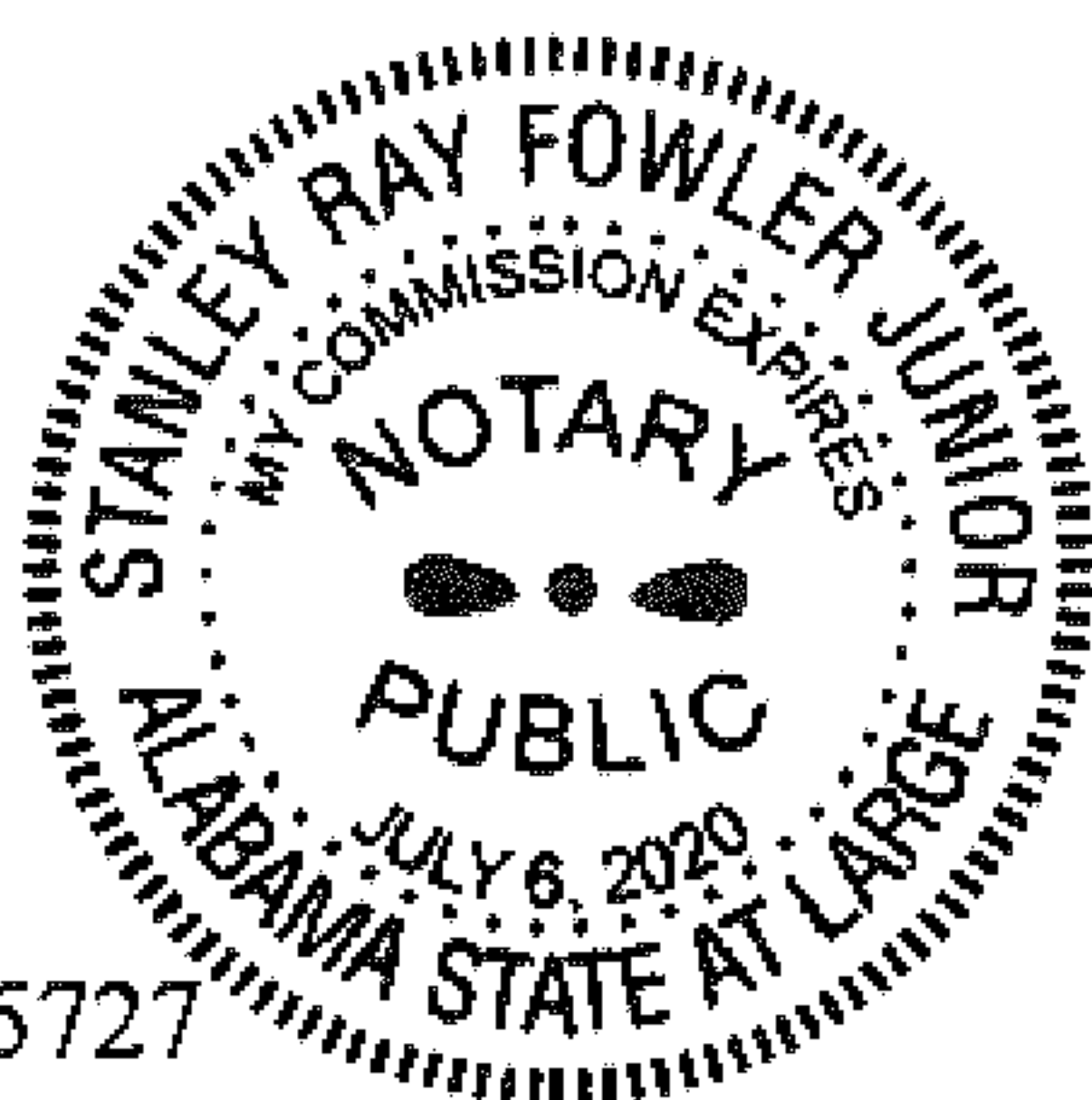
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for NationStar Mortgage LLC d/b/a Champion Mortgage Company , 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 said conveyance, he/she, 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 18 day of December, 2018.

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



[Signature]
Notary Public
My Commission Expires: _____



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 d/b/a
Champion Mortgage Companyc/o Champion MortgageMailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019Grantee's Name NationStar Mortgage LLC d/b/a
Champion Mortgage Companyc/o Champion MortgageMailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019Property Address 15 Mitchell St
Wilsonville, AL 35186Date of Sale 12/11/2018Total Purchase Price \$128,000.00

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)

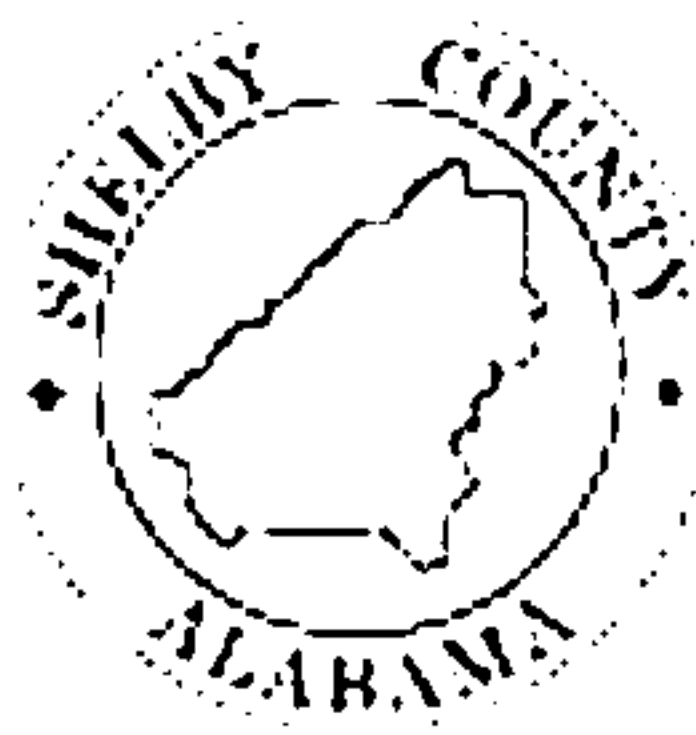
☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Foreclosure Bid Price

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 12/12/18☐ Unattested

(verified by) _____

Print Johnathan ByrdSign [Signature](Grantor / Grantee / Owner / Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2018 10:14:51 AM
\$25.00 CHERRY
20181219000443180

Alex S. Byrd