

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED



20230309000065390 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
03/09/2023 11:50:30 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of June, 1993, Robert E. Hoomes, Single, executed that certain mortgage on real property hereinafter described to The Hutson Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1993-16841, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, by that instrument recorded in Instrument Number 20220609000230430, 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 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 Publisher's Certificate of Publication, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 4, 2022, December 11, 2022 and December 18, 2022; and

WHEREAS, on December 27, 2022 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 in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Dream Homes AL, LLC was the highest bidder and best bidder in the amount of \$75,000.00 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC, by and through Auction.com as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Dream Homes AL, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR,
A SINGLE FAMILY RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP
BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Shelby County, AL 03/09/2023
State of Alabama
Deed Tax: \$75.00

TO HAVE AND TO HOLD the above described property unto Dream Homes AL, LLC 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 aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC has caused this instrument to be executed by and through Albertelli Law, as attorney conducting said sale for said Transferee, and in witness whereof Albertelli Law, as said attorney has hereto set its hand and seal on this 7th day of February, 2023.

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Nationstar Mortgage LLC

By: Albertelli Law, as attorney conducting said sale for Mortgagee or Transferee of Mortgagee

BY:

Jonathan Smothers, Esq.

State of Alabama)
County of Walker)

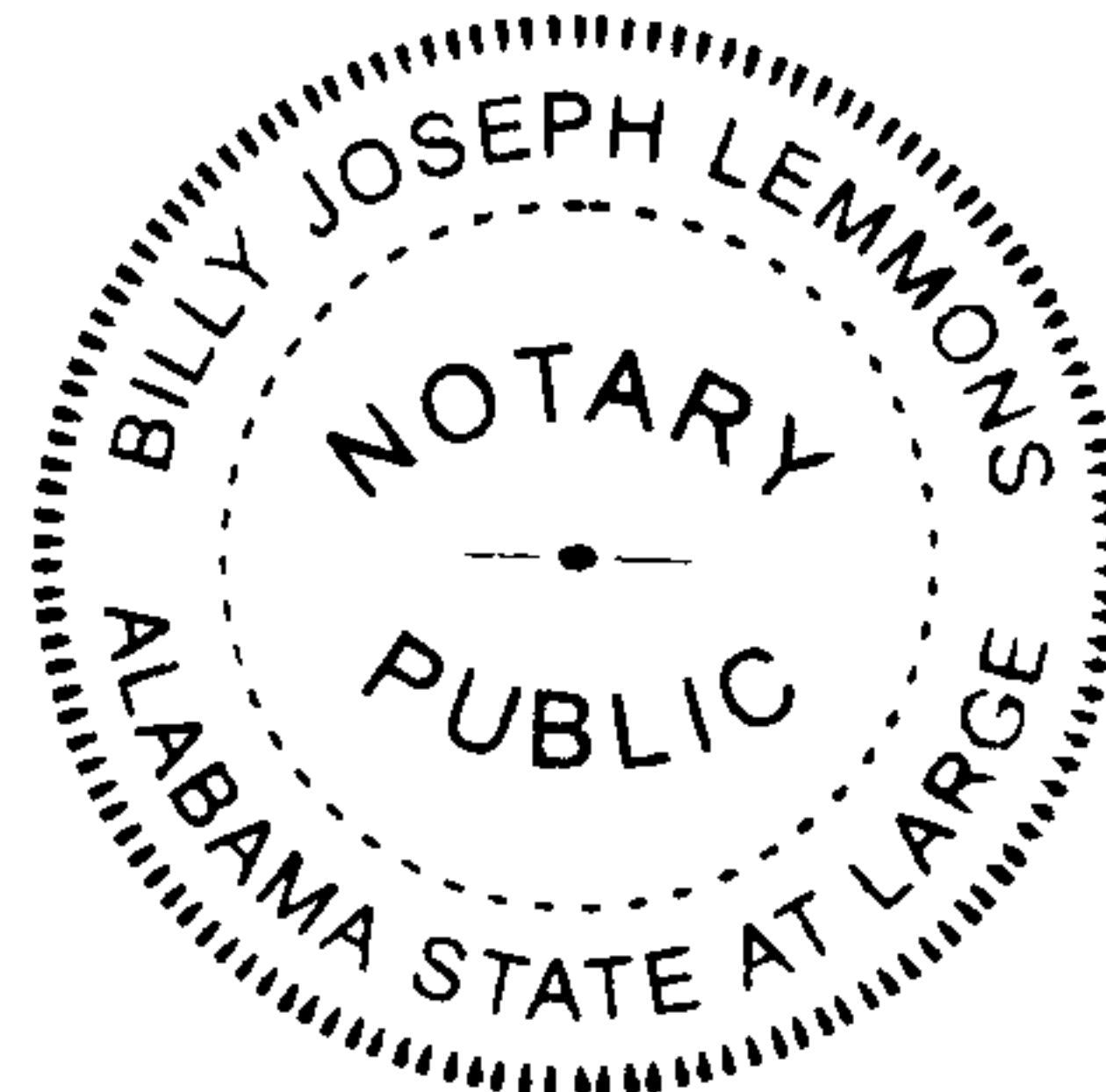
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers, acting in its capacity as attorney for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 7th day of February, 2023.

Notary Public

My Commission Expires: 2/1/2027

This instrument prepared by:
Jonathan Smothers
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
22-008279



Real Estate Sales Validation Form

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

Grantor's Name ROBERT E HOOVER
Mailing Address 2742 Wellington Dr
Pelham
AL 35124

Grantee's Name DREAM HOMES AL, LLC
Mailing Address 1455 HADDON CV
HOOVER
AL 35226

Property Address 2742 Wellington Dr
Pelham
AL 35124

Date of Sale DEC 27, 2022

Total Purchase Price \$ 75000

or
Actual Value \$

or
Assessor's Market Value \$



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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

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 03.09.23

Print ROHIT PORBANDERWALA

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1