


PREPARED BY: JOHN RUDD
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STATE OF ALABAMA
COUNTY OF SHELBY


20100325000086130 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/25/2010 10:36:52 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 17, 2007, **Brittany Danner and Jonathan Danner, wife and husband, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.) its successors and assigns**, which said mortgage is recorded in Instrument No. 20070829000407010, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Nationstar Mortgage LLC; Book _____, Page _____ and
Instrument # 20090522000194730

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Nationstar Mortgage LLC did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 3/04, 3/11, 3/18/09, 3/25/09, 5/13/09, 6/10/09 and 7/01/09; and

WHEREAS, on July 16, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Nationstar Mortgage LLC in the amount of **ONE HUNDRED EIGHTY-NINE THOUSAND FOUR HUNDRED FORTY-NINE AND 24/100 DOLLARS (\$ 189,449.24)**; and said property was thereupon sold to Nationstar Mortgage LLC; and

WHEREAS, *Mikki Prince*, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and ONE HUNDRED EIGHTY-NINE THOUSAND FOUR HUNDRED FORTY-NINE AND 24/100 DOLLARS (\$ 189,449.24), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Nationstar Mortgage LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 518, according to the Survey of Savannah Pointe Sector V Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20070829000407000

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 ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Brittany Danner and Jonathan Danner, wife and husband and Nationstar Mortgage LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 16th day of July, 2009.

BY: *Y. Miller Prince*
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

Mike Prince, whose name as attorney-in-fact and auctioneer for Brittany Danner and Jonathan Danner, wife and husband and Nationstar Mortgage LLC, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2009.

Anita Louise Wells
NOTARY PUBLIC My Commission Expires
My Commission Expires: January 13, 2013

Grantee Name / Send tax notice to:
ATTN:
Nationstar Mortgage
350 Highland Dr
Lewisville, TX 75067



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