

SEND TAX NOTICE TO:  
NationStar Mortgage, LLC  
350 Highland Dr  
Lewisville, TX 75067

CM #: 160126

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of July, 2004, Charles D. Dunn and Annette M. Dunn, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20040816000459160, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage, LLC, ("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



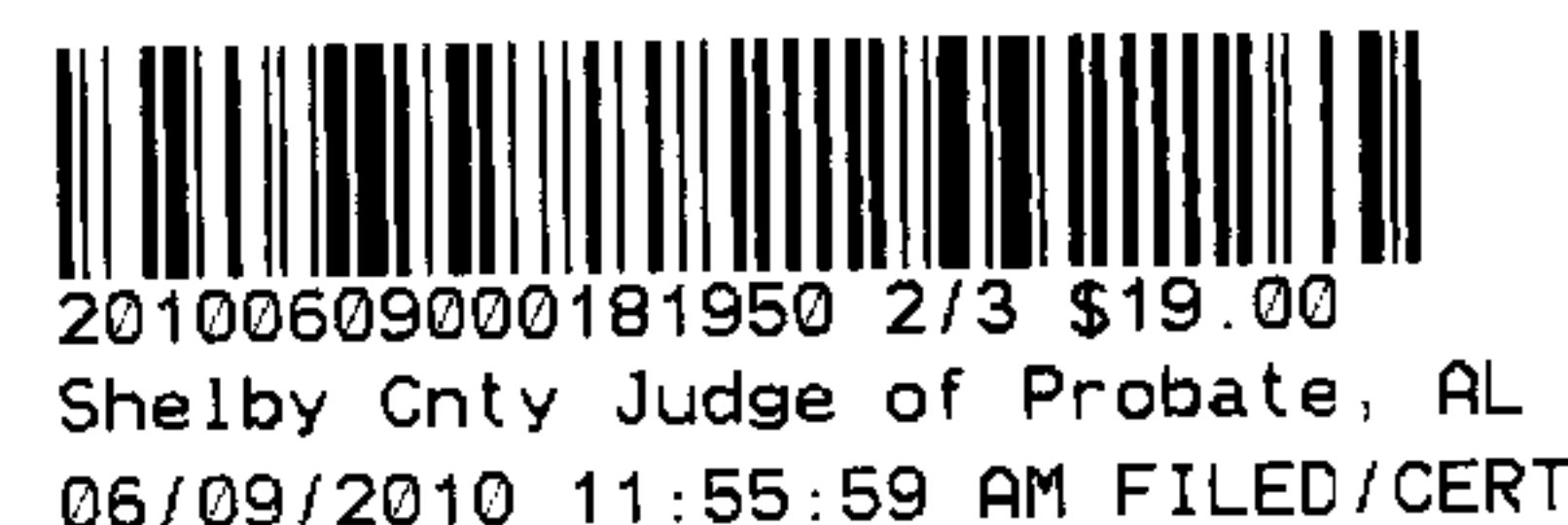
by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 31, 2010, April 7, 2010, and April 14, 2010; and

WHEREAS, on April 27, 2010, 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, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Nationstar Mortgage, LLC ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Forty-One Thousand Two Hundred Forty-Eight And 67/100 Dollars (\$141,248.67) on the indebtedness secured by said mortgage, the said Nationstar Mortgage, LLC, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a 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 parcel of land located in the Northeast quarter of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of said Northeast quarter; thence in a southerly direction along the easterly line of said Section 23, a distance of 21.93 feet to the northwesterly right of way line of a county road; Thence 57 degrees 03 minutes right, in a southwesterly direction along said right of way line, a distance of 615.88 feet to the point of a curve to the left, having a radius of 2864.72 feet; thence continue in a southwesterly direction along said curve and right of way line, a distance of 766.16 feet to an end of said curve; thence continue in a southwesterly direction along a line tangent to said curve and right of way line, a distance of 285.00 feet to the point of beginning; thence continue along last described course and right of way line, a distance of 210.00 feet; thence 90 degrees right, in a northwesterly direction, a distance of 622.29 feet; thence 90 degrees right, in a northeasterly direction, a distance of 210.00 feet; thence 90 degrees right in a southeasterly direction, a distance of 622.29 feet to the point of beginning. Situated in Shelby County.





TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a 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, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this April 27, 2010.

Nationstar Mortgage, LLC  
By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Aaron Nelson, Member

STATE OF ALABAMA )

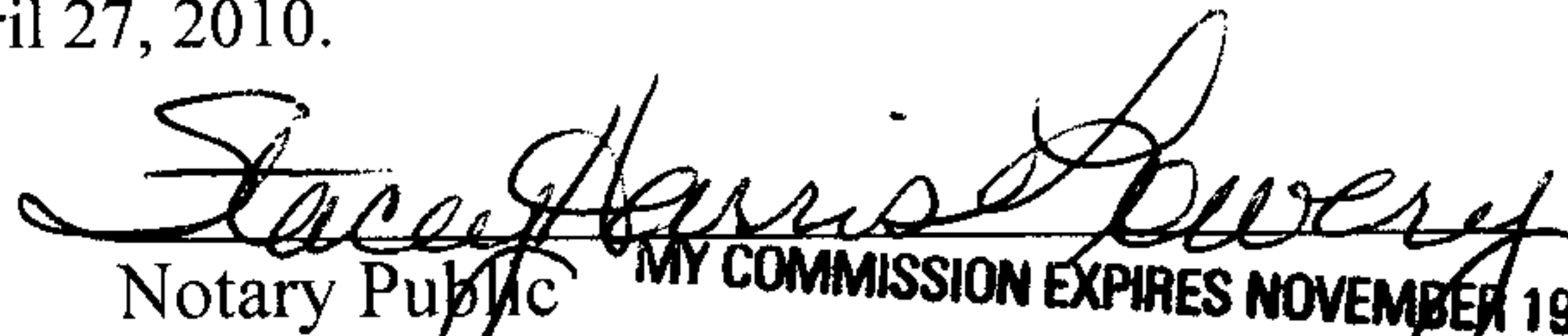
COUNTY OF JEFFERSON )



20100609000181950 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/09/2010 11:55:59 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact 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 member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this April 27, 2010.

  
Notary Public MY COMMISSION EXPIRES NOVEMBER 19, 2012  
My Commission Expires: \_\_\_\_\_

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

