


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


20101006000331890 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/06/2010 01:09:30 PM FILED/CERT

CM #: 174097

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of January, 2008, Mason Trevor Wilson and wife, Jennifer Wilson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080128000034350, said mortgage having subsequently been transferred and assigned to NationStar Mortgage, LLC, ("Transferee"); and

Instrument Number 20100901000287160

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 September 8, 2010, September 15, 2010, and September 22, 2010; and

WHEREAS, on September 28, 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

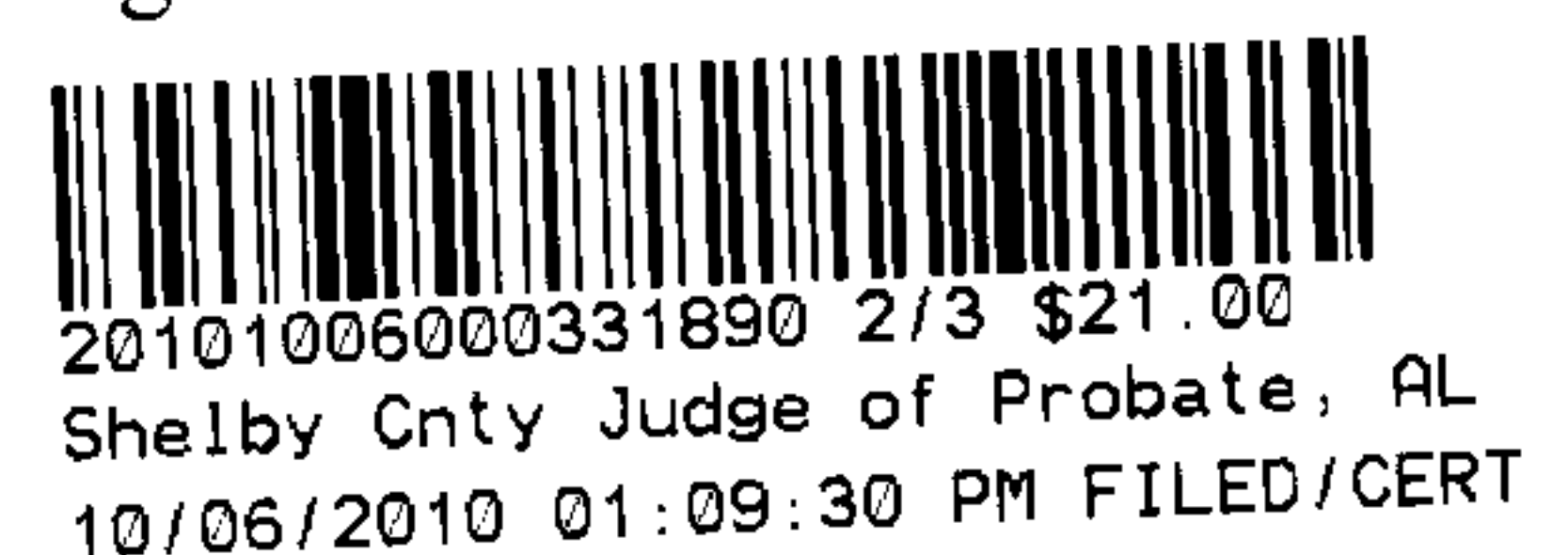
WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Forty-One Thousand Six Hundred Sixty-Four And 82/100 Dollars (\$141,664.82) on the indebtedness secured by said mortgage, the said NationStar Mortgage, LLC, by and through 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:

Parcel I

Lot 35, according to the Survey of Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

Parcel II

Commence at the Southeast corner of Lot 35 Spring Gate Estates Phase Two as recorded in Map Book 20; Page 120 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 35 degrees 27 minutes 28 seconds East and along the East line of said Lot 35 a distance of 129.87 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 123.18 feet; thence North 55 degrees 23 minutes 05 seconds East a distance of 117.09 feet; thence South 89 degrees 21 minutes 50 seconds East a distance of 89.33 feet; thence South 18 degrees 18 minutes 06 seconds East a distance of 69.22 feet; thence South 24 degrees 02 minutes 39 seconds West a distance of 44.89 feet; thence South 34 degrees 34 minutes 37 seconds West a distance of 73.34 feet; thence South 38 degrees 16 minutes 37 seconds West a distance of 108.07 feet; thence South 44 degrees 35




minutes 01 seconds West a distance of 87.98 feet; thence South 42 degrees 39 minutes 20 seconds West a distance of 34.69 feet; thence North 57 degrees 12 minutes 31 seconds a distance of 84.63 feet to the point of beginning.

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 September 28, 2010.

NationStar Mortgage, LLC
By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact
By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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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 September 28, 2010.

Angela B. Willis
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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

