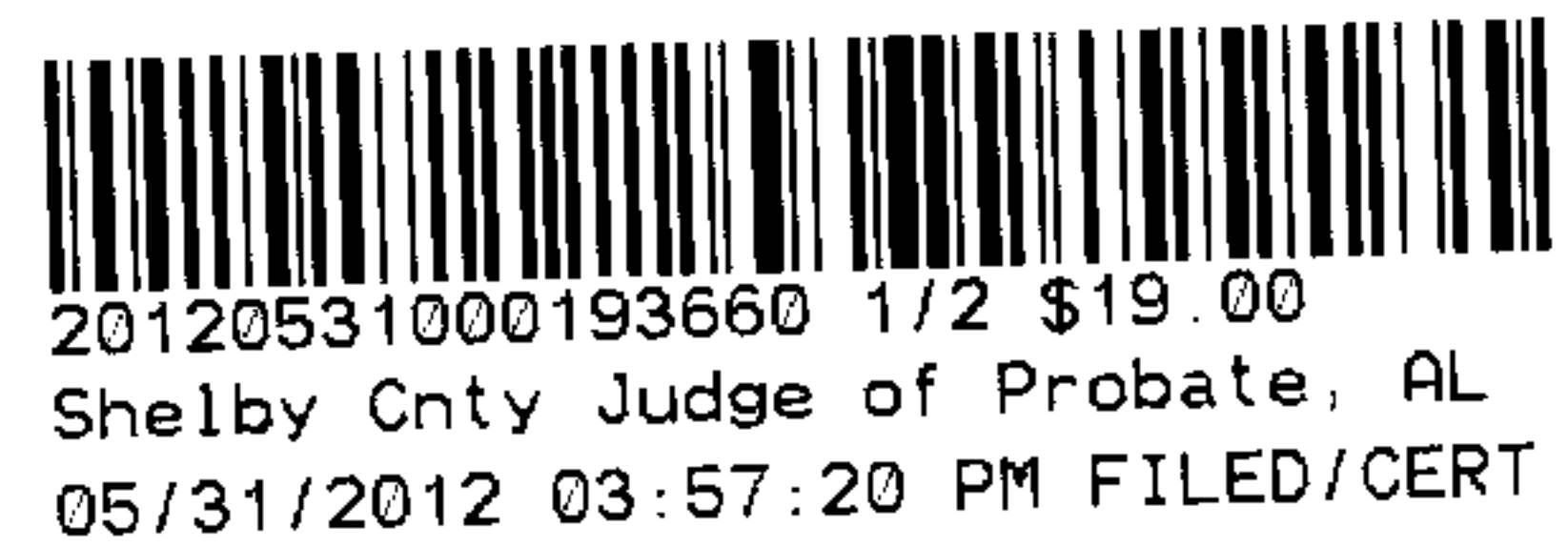


JOHNSON & FREEDMAN, LLC

1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181
J1200504AL

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 23, 2003, **Douglas A. Monroe, a single man, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for HOMECOMINGS FINANCIAL NETWORK, INC., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20030821000554370, 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 at Instrument No. 20120531000193650; and

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 February 29, March 7 and 14, 2012; and

WHEREAS, on March 22, 2012, 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 **THIRTY-EIGHT THOUSAND SIX HUNDRED NINETY-THREE AND 78/100 DOLLARS (\$38,693.78)**; and said property was thereupon sold to Nationstar Mortgage LLC; and

WHEREAS, Melvin Cowan, 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 THIRTY-EIGHT THOUSAND SIX HUNDRED NINETY-THREE AND 78/100 DOLLARS (\$38,693.78), 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:

Begin at the NW corner of the NW ¼ of the SE ¼ of Section 35, Township 20 North, Range 1 West, Shelby County, Alabama; thence North 89 degrees 12 minutes 54 seconds East, 216.00 feet; thence South 00 degrees 02 minutes 40 seconds East, 141.73 feet to the northerly right of way of County Road 446; thence along said road along a curve to the left said curve having a radius of 201.92 feet along a chord bearing and distance of South 75 degrees 45 minutes 54 seconds West, 107.38 feet; thence continue along said road South 67 degrees 41 minutes 37 seconds West, 120.89 feet; thence leaving said road North 00 degrees 02 minutes 40 seconds West, 211.06 feet to the point of beginning.

According to the survey of Michael G. Moates, dated February 12, 2003.

SOURCE OF TITLE: Book 2003 Page 554360

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, Douglas A. Monroe, a single man and Nationstar Mortgage LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 22nd day of March, 2012.

BY: Melvin R. Cowan
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 Melvin Cowan, whose name as attorney-in-fact and auctioneer for Douglas A. Monroe, a single man 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 22nd day of March, 2012.

Melody Bates
NOTARY PUBLIC
My Commission Expires: 7/29/15

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


20120531000193660 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/31/2012 03:57:20 PM FILED/CERT