


**JOHNSON & FREEDMAN, LLC**

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Atlanta, GA 30329  
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J1200143AL

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20120612000206370 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
06/12/2012 09:00:06 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 5, 2006, **Dawn Lehner, unmarried, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for Home Loan Center, Inc., dba Lending Tree Loans, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20060518000235130, 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 in Instrument No. 2012 0612000206360, 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 2/15/2012, 2/22/2012 & 2/29/2012; and

WHEREAS, on March 8, 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 **EIGHTY-FIVE THOUSAND ONE HUNDRED EIGHTY-NINE AND 22/100 DOLLARS (\$ 85,189.22)**; 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 EIGHTY-FIVE THOUSAND ONE HUNDRED EIGHTY-NINE AND 22/100 DOLLARS (\$85,189.22), 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:

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 7, TOWNSHIP 20, SOUTH, RANGE 1 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 663.45 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE TURN AN ANGLE OF 116 DEGREES 43'35" TO THE LEFT AND RUN ALONG THE SOUTHEAST DIAGONAL LINE OF THE NORTHWEST DIAGONAL HALF OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 DISTANCE OF 467.56 FEET; THENCE TURN AN ANGLE OF 66 DEGREES



37'40" TO THE LEFT AND RUN A DISTANCE OF 454.36 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4; THENCE TURN AN ANGLE OF 86 DEGREES 42'30" TO THE LEFT AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 390.97 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW DIAGONAL 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. SUBJECT TO EASEMENT OF A GRAVEL ROAD - LESS AND EXCEPT: A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 393.08 FEET; THENCE TURN RIGHT 86 DEGREES 57' 18" FOR A DISTANCE OF 221.50 FEET; THENCE TURN RIGHT 121 DEGREES 41'45" FOR A DISTANCE OF 461.32 FEET TO THE POINT OF BEGINNING.

SOURCE OF TITLE: Instrument No. 20060518000235120

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, Dawn Lehner, unmarried and Nationstar Mortgage LLC 8th have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day of March, 2012.

BY:

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 Dawn Lehner, unmarried 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 8th day of March, 2012.

Melody Batis  
NOTARY PUBLIC  
My Commission Expires: 7/29/13

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

  
20120612000206370 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
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