

**THIS INSTRUMENT PREPARED BY:**

Johnson & Freedman, LLC  
1587 Northeast Expressway  
Atlanta, Georgia 30329  
(770) 234-9181



20120709000242110 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/09/2012 10:27:29 AM FILED/CERT

**RETURN TO:**

Johnson & Freedman, LLC  
1587 Northeast Expressway  
Atlanta, Georgia 30329

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 12, 2003, **Ronald D. Farr and Lisa N. Farr, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Homecomings Financial Network, Inc. its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20031121000766930, 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. 20110317000086780; 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 06/06/2012, 06/13/2012, 06/20/2012; and

WHEREAS, on June 28, 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 **SIXTY-SIX THOUSAND FORTY-FOUR DOLLARS AND FORTY-FOUR CENTS (\$66,044.44)**; 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 SIXTY-SIX THOUSAND FORTY-FOUR DOLLARS AND FORTY-FOUR CENTS (\$66,044.44), 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 situated in Section 23, Township 21 South, Range 1 West, and being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West and run West along the South line of said 1/4-1/4 (Forty Acres) Section a distance of 459.00 feet to a point; thence run an angle of 89 degrees 30 minutes to the right and run North 20 feet to the North line of strip reserved for roadway purposes to the point of beginning, the same being the SW corner of a lot belonging to J. M. and Catherine T. Butler; thence continue in the same direction along the Butler Lot 190.0 feet; thence turn an angle of 89 degrees 30 minutes to the left and run West 127.0 feet to the center of a ditch; thence turn 68 degrees 46 minutes to the left and run along the meandering of the center of said ditch 101.18 feet to a point; thence turn 7 degrees 10 minutes left and continue in a Southwesterly direction along the center of the meanders of the ditch, 69.27 feet to a point; thence turn 20 degrees 34 minutes to the left and run in a Southerly direction along the said center of the meanders of said ditch, 48.8 feet to the South line of said 1/4-1/4 (Forty Acres) Section; thence turn 16 degrees 56 minutes to the left and continue in a Southerly direction along the center of meanders of said ditch 50.0 feet to the NW corner of Lot owned by J.M. and Catherine Thorton Butler; thence continue along the last described course a distance of 112.18 feet to the Westerly line of a 20 - foot wide strip reserved for road purposes; thence 135 degrees 34 minutes left a distance of 80.0 feet to the point of a curve to the right having a radius of 96.19 feet and central angle of 71 degrees 37 minutes 16 seconds; thence run along the arc of said curve a distance of 120.24 feet to the end of said curve; thence East and parallel to the South line of said 1/4-1/4 Section 4.83 feet to the point of beginning. According to survey of Robert C. Farmer, PLS #14720, Dated November 9, 1992.

Subject to all restrictions, reservations, rights, easements, right-of-way, provisions, covenants and building set-back lines of record.


Address: 212 Butler St; Columbiana, AL 35061 Tax Map or Parcel ID No.: 21-6-23-4-002-042.000

SOURCE OF TITLE: Book 1992, Page 26475

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, Ronald D. Farr and Lisa N. Farr and Nationstar Mortgage LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 28th day of June, 2012.

File No.: 1209412

  
20120709000242110 2/3 \$23.00  
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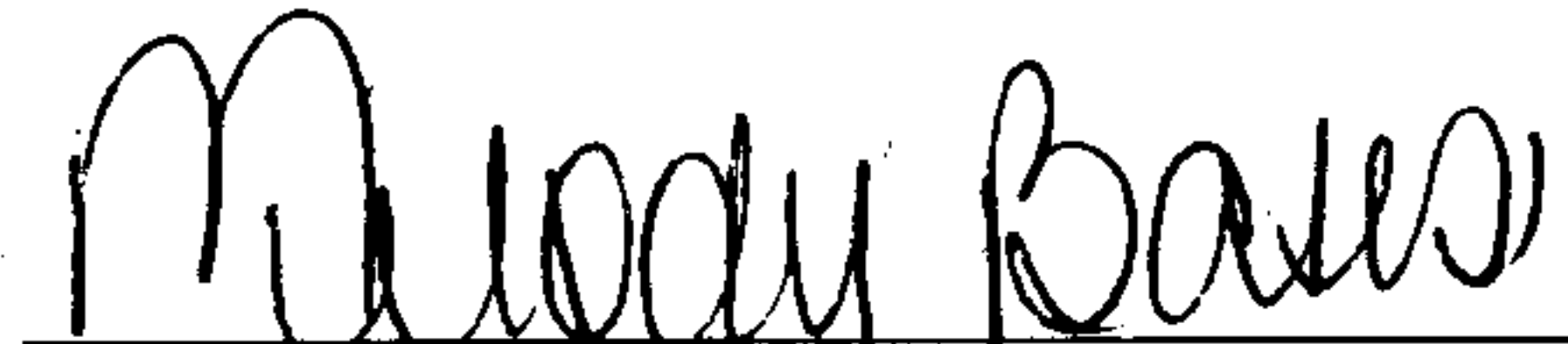
BY:

  
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, 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 28th day of June, 2012.

  
NOTARY PUBLIC  
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:  
ATTN:  
NATIONSTAR MORTGAGE LLC  
350 Highland Drive  
Lewisville, TX 75067