

THIS INSTRUMENT PREPARED BY/ RETURN TO

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


20121227000494250 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/27/2012 09:10:48 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 27, 2004, **Donald Martin and Cynthia Waldrop Martin, Party of the First Part**, executed a certain mortgage to **Crossroads Mortgage, a Division of AIG Federal Savings Bank, party of the second part** which said mortgage is recorded in Instrument No. 20041103000606430, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to MorEquity, Inc., in Instrument No. 20041103000606440; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and MorEquity, Inc. 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 11/21/2012, 11/28/2012, 12/05/2012; and

WHEREAS, on December 13, 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 MorEquity, Inc. in the amount of **FIFTY THOUSAND ONE HUNDRED FIFTY DOLLARS AND NO CENTS (\$50,150.00)**; and said property was thereupon sold to MorEquity, Inc.; 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 FIFTY THOUSAND ONE HUNDRED FIFTY DOLLARS AND NO CENTS (\$50,150.00), 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 MorEquity, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 6, Township 21 South, range 2 East; thence run North 89 degrees 30 minutes East a distance of 660.0 feet; thence run South 0 degrees 37 minutes West a distance of 660 feet; thence run North 89 degrees 30 minutes East a distance of 313.20 feet to the West right of way line of Highway 25; thence turn an angle of 27 degrees 43 minutes to the right and run a distance of 66.0 feet to the East right of way line and the Point of Beginning; thence turn an angle of 4 degrees 06

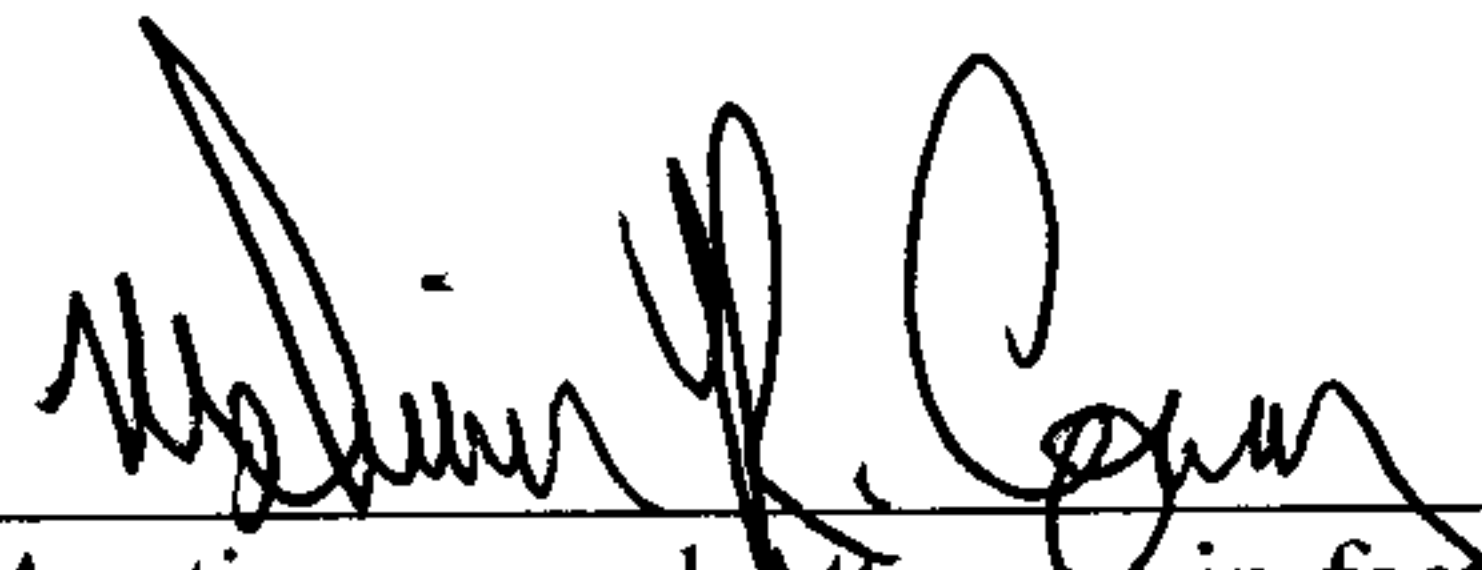
minutes to the right and run a distance of 216.14 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 115.300 feet; thence turn an angle of 88 degrees 43 minutes to the right a distance of 215.78 feet to the East right of way line of Highway 25; thence turn an angle of 91 degrees 07 minutes to the right and along said right of way a distance of 118.88 feet to the Point of Beginning. Situated in the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

This being the same property conveyed from Donald J. Martin and Cynthia Waldrop Martin to Cynthia Waldrop Martin by deed dated 6/25/86 and recorded 7/1/86 in book 78, page 852.

SOURCE OF TITLE: Book 78, Page 852

TO HAVE AND TO HOLD the above described property unto MorEquity, Inc., 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, Donald Martin and Cynthia Waldrop Martin and MorEquity, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 13th day of December, 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, 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 13th day of December, 2012.



NOTARY PUBLIC
My Commission Expires: 7/27/13

Grantee Name / Send tax notice to:
ATTN:
NationStar Mortgage LLC
350 Highland Drive
Lewisville TX 75067


20121227000494250 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Donald and Cynthia martin
Mailing Address P. O. Box 6
Wilsonville AL 35186

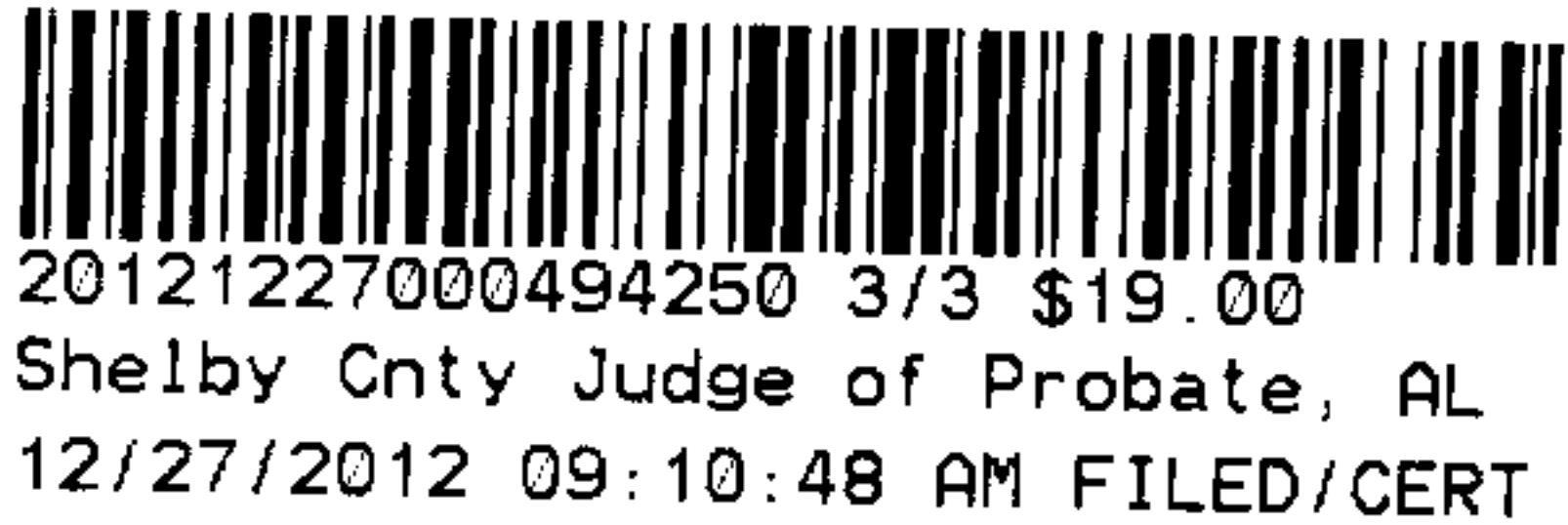
Grantee's Name Nationstar Mortgage, LLC
Mailing Address 350 Highland Drive
Lewisville TX 75067

Property Address 30970 Hwy 25N
Wilsonville AL 35186

Date of Sale 12/13/2012
Total Purchase Price \$ 50,150.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Sale

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-14-12

Print LaQuenia Trezvant

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1