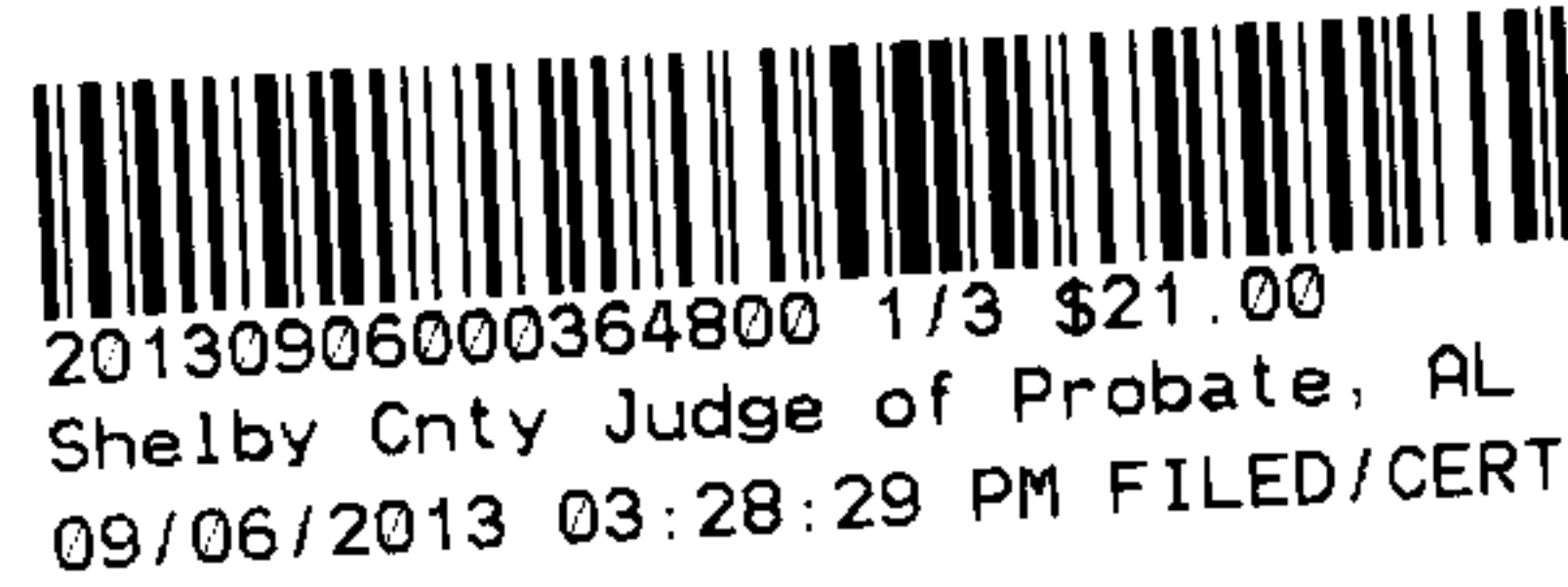


THIS INSTRUMENT PREPARED BY :

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

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 April 25, 2007, **Charles M. Harris And Patsy G. Harris, and wife, Party of the First Part**, executed a certain mortgage to **Nationstar Mortgage LLC, party of the second part** which said mortgage is recorded in Instrument No. 20070605000260750, in the Office of the Judge of Probate of Shelby County, Alabama.; 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 , a newspaper of general circulation in Shelby County, Alabama, in its issues of 07/31/2013, 08/07/2013, 08/14/2013; and

WHEREAS, on August 22, 2013, 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 **NINETY-EIGHT THOUSAND THREE HUNDRED SIXTEEN DOLLARS AND TWENTY-FIVE CENTS (\$98,316.25)**; 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 **NINETY-EIGHT THOUSAND THREE HUNDRED SIXTEEN DOLLARS AND TWENTY-FIVE CENTS (\$98,316.25)**, 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 part of the SE 1/4 of Section 20, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West, and run West along said Section line 292 feet to the beginning point of the lot herein conveyed; thence North 28 degrees 47 minutes 30

seconds West 525.66 feet to the South right of way line of the Southern Railway Company; thence along said right of way South 59 degrees 56 minutes West 172 feet to the Northeast corner of property owned by Roselle Askins; thence run South 28 degrees 47 minutes 30 seconds East and along said Askins East property line to the South line of said Section 20 to a point which is 172 feet West of the beginning point; thence East along the south line of said Section 20 a distance of 172 feet to the point of beginning. Less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West and run South 86 degrees 30 minutes West 302 feet; thence North 29 degrees 40 minutes West 225.0 feet to the point of beginning; Thence continue North 29 degrees 40 minutes West 232.70 feet to the South right of way line of Highway No. 25; thence along Highway right of way South 63 degrees 03 minutes West 71.0 feet; thence run South 28 degrees 14 minutes East 232.80 feet; thence run North 63 degrees 03 minutes East 77.30 feet to the point of beginning. Also less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West, and run thence South 86 degrees 30 minutes West along the South boundary of said Section 20 a distance of 302 feet to the point of beginning which said point is marked by an iron pin; thence North 29 degrees 40 minutes West 225 feet; thence South 63 degrees 03 minutes West 77.30 feet; thence South 28 degrees 14 minutes East 188.72 feet to the South boundary of said Section 20 which said point is marked by an iron pin; thence North 86 degrees 30 minutes East along the South boundary of said Section 20 a distance of 91 feet to the point of beginning. Also less and except the following parcel: Commence at the SE corner of Section 20, Township 22 South, Range 2 West; thence run West along the South line of said Section for 395.98 feet to the point of beginning; thence continue last described course for 87.38 feet; thence 62 degrees 03 minutes 15 seconds right run Northwesterly for 159.31 feet; thence 96 degrees 12 minutes 54 seconds right run 82.63 feet to an iron; thence 85 degrees 16 minutes 09 seconds right run Southeasterly for 191.38 feet to the point of beginning.

Parcel/Tax I.D. #: 284204001023000

Commonly known as: 10020 Highway 25, Calera, AL 35040

SOURCE OF TITLE: Instrument No. 1994-07232

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage LLC, 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, Charles M. Harris And Patsy G. Harris, and wife 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 August, 2013.

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 22nd day of August, 2013.



NOTARY PUBLIC

My Commission Expires:

7/29/15

Grantee Name / Send tax notice to:

ATTN:

Nationstar Mortgage LLC

350 Highland Drive

Lewisville, TX 75067

File No.: 1357613 10.11.12 Foreclosure Deed



20130906000364800 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/06/2013 03:28:29 PM FILED/CERT

Real Estate Sales Validation Form

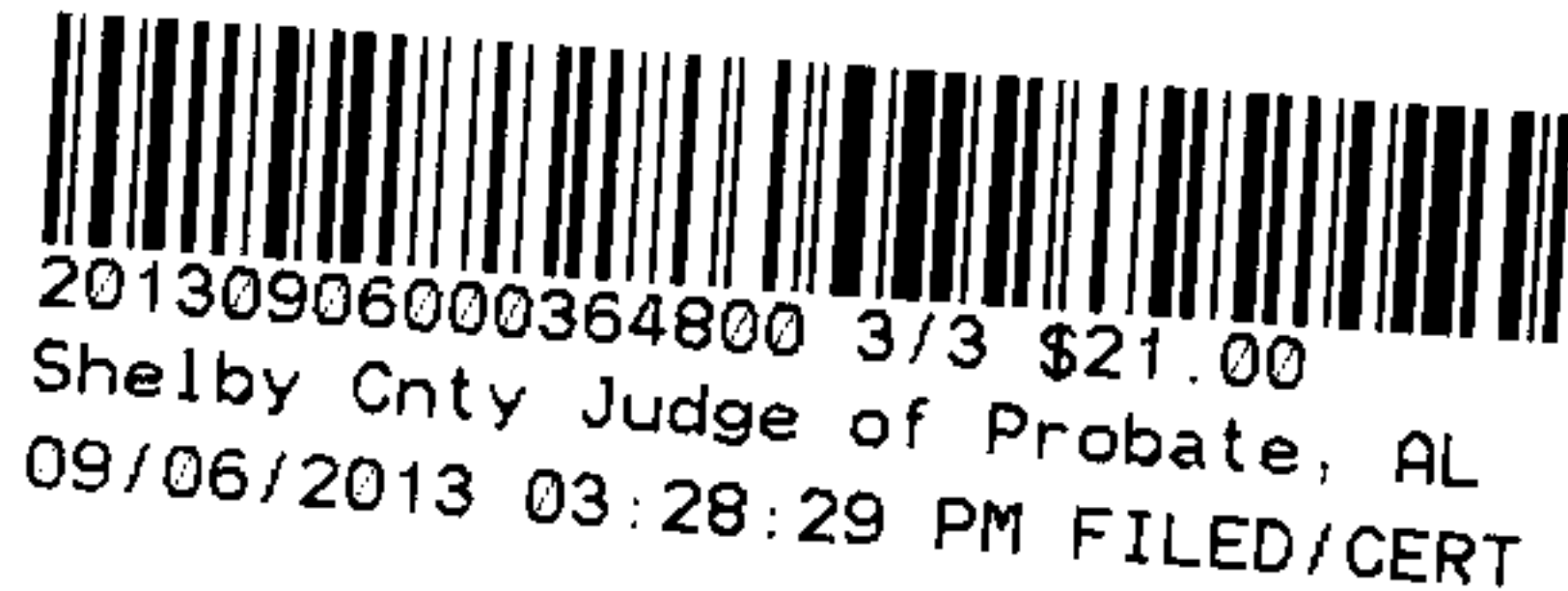
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles M. Harris
Mailing Address Patsy G. Harris
Po Box 1246
Calera, AL 35040

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

Property Address 10020 Highway 25
Calera, AL 35040

Date of Sale 08/22/2013
Total Purchase Price \$ 98,316.25



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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other Foreclosure Sale

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 8/23/2013

Print Josephine Threat

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1