

VA Form 26-40 (322)  
JUNE, 1983. Use optional Section 1810,  
Title 38 U.S.C. Acceptable to  
Federal National Mortgage Association

### **MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That BRETT L. ASHMAN and IRINA S. ASHMAN, husband and wife, did, on to-wit, April 6th, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Pulaski Bank and Lender's Successors and Assigns, which mortgage is recorded in Instrument Number 20060418000180680, et seq., in the Office of the Judge of Probate of Shelby County; which said mortgage was subsequently assigned to Nationstar Mortgage, LLC by instrument recorded in Instrument Number 20130711000282930 of said Probate Court records; and

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said Nationstar Mortgage, LLC did declare all of the indebtedness secured by said mortgage due and payable 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 published in the City of Columbiana, Shelby County, Alabama, in its issues of August 7th, August 14th and August 21st, 2013, fixing the time of sale of said property to be during the legal hours of sale on the 29th day of August, 2013, which said sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of September 18th, 2013, fixing the time of sale of said property to be during the legal hours of sale on the 30th day of September, 2013; and

**WHEREAS,** on September 30th, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

**WHEREAS,** the highest and best bid obtained for the property described in the aforementioned mortgage was the amount of \$127,868.00 by **SECRETARY OF VETERAN AFFAIRS ITS SUCCESSORS AND ASSIGNS;** and

**WHEREAS,** said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the sale a deed to the property so purchased;

**NOW, THEREFORE,** in consideration of the premises and the sum of \$127,868.00, the said Brett L. Ashman and Irina S. Ashman, acting by and through the said Nationstar Mortgage, LLC by Edie S. Pickett, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage, LLC by Edie S. Pickett, as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Edie S. Pickett as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **SECRETARY OF VETERAN AFFAIRS ITS SUCCESSORS AND ASSIGNS,** the following described real property situated in Shelby County, Alabama, to-wit:

LOT 483, ACCORDING TO THE SURVEY OF FOREST LAKES AS  
RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.



**PROPERTY ADDRESS: (for informational purposes only)**  
**2069 Forest Lakes Ln. Chelsea, Alabama 35043**

**TO HAVE AND TO HOLD** the above described property unto **SECRETARY OF VETERAN AFFAIRS 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, and any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said Nationstar Mortgage, LLC, and Brett L. Ashman and Irina S. Ashman, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 30th day of September, 2013.

NATIONSTAR MORTGAGE, LLC and  
BRETT L. ASHMAN and IRINA S. ASHMAN

BY: Edie S. Pickett  
Edie S. Pickett  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Edie S. Pickett, whose name as attorney-in-fact and auctioneer for Nationstar Mortgage, LLC, and Brett L. Ashman and Irina S. Ashman 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

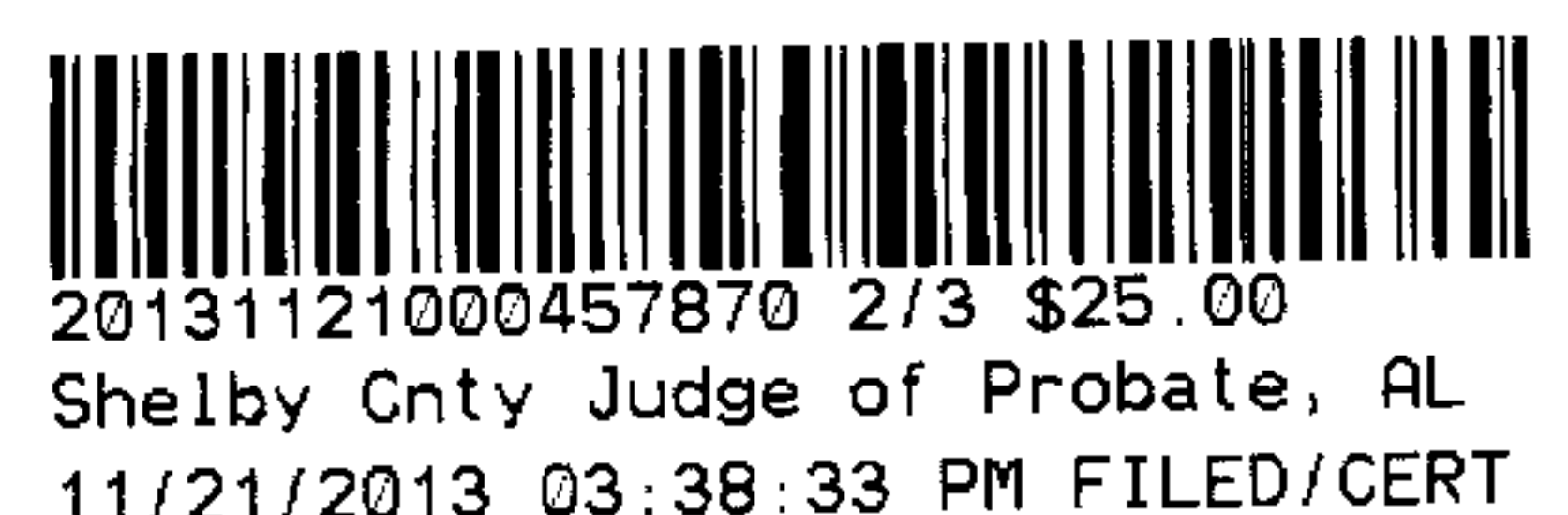
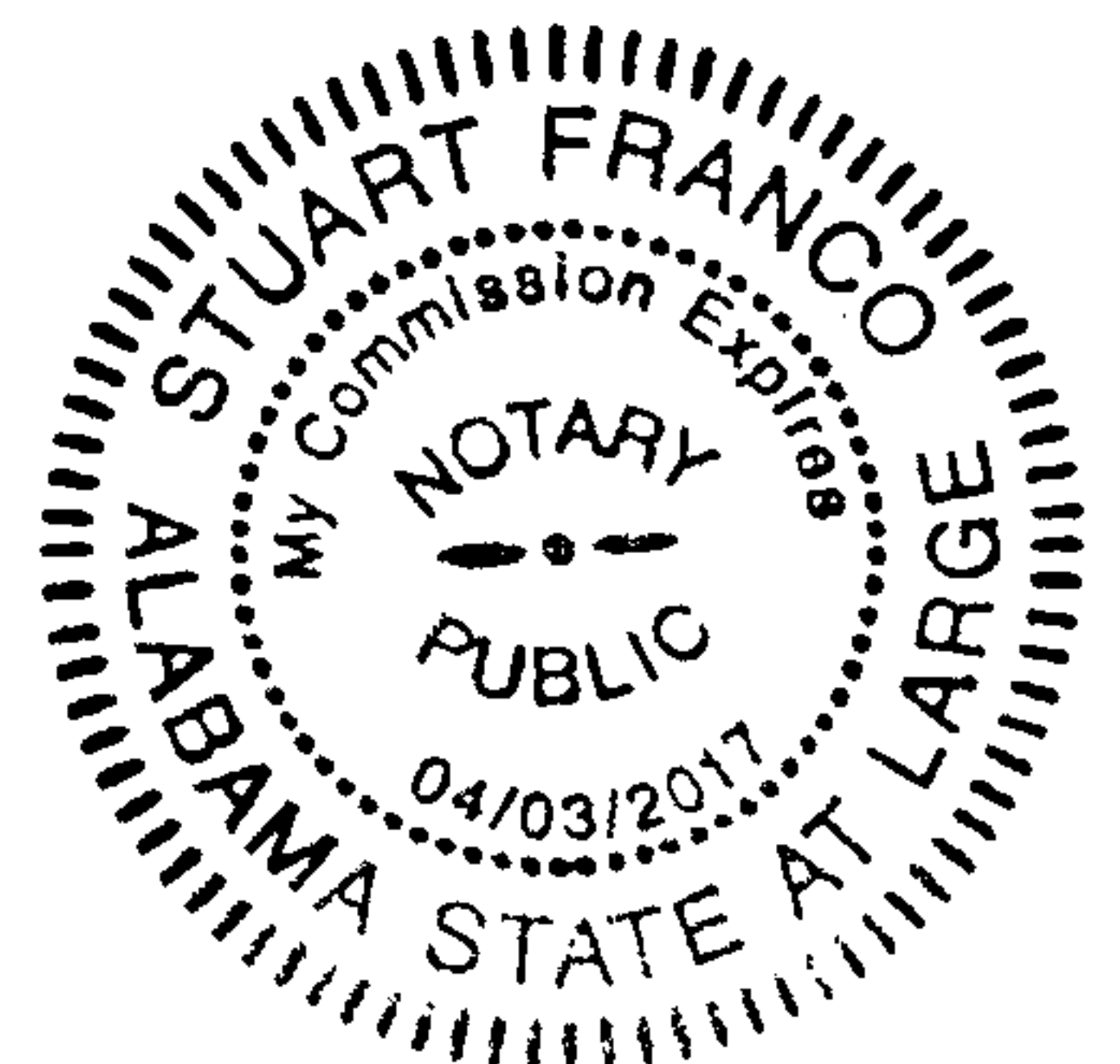
Given under my hand and notarial seal on this the 30<sup>th</sup> day of OCTOBER, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/3/2017

GRANTEE'S ADDRESS:  
Secretary of Veteran Affairs  
9500 Bay Pines Blvd  
St. Petersburg, FL 33708

GRANTOR'S ADDRESS:  
Brett L. Ashman and Irina S. Ashman  
901 Woodside Village Ln  
Ballwin, MO 63021

This instrument prepared by:  
Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172



# Real Estate Sales Validation Form

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

Grantor's Name Brett A. & Irina S. Ashman  
Mailing Address 901 Woodside Village Ln  
Ballwin, MO 63021

Grantee's Name Secretary of Veterans Affairs  
Mailing Address 9500 Bay Pines Blvd  
St. Petersburg, FL 33708

Property Address 2069 Forest Lakes Ln  
Chelsea, Alabama 35043

Date of Sale September 30, 2013

Total Purchase Price \$ 127,868.00

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 Mortgage Foreclosure Deed

☐ 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 10/9/13

Print Beth McFadden Rouse

Sign

*[Signature]* m attorney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20131121000457870 3/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/21/2013 03:38:33 PM FILED/CERT

Print Form