


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

STATE OF ALABAMA            )  
SHELBY COUNTY                )

  
20140304000058420 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/04/2014 10:57:05 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of July, 2002, Faris Phillips Oldham and Lisa Buckner Oldham, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020710000319440; corrected in Instrument Number 20130813000329640 , said mortgage having subsequently been transferred and assigned to Nationstar Mortgage, LLC, by instrument recorded in Instrument Number 20090921000360390, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; 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, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage



by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 1, 2014, January 8, 2014, and January 15, 2014; and

WHEREAS, on February 24, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

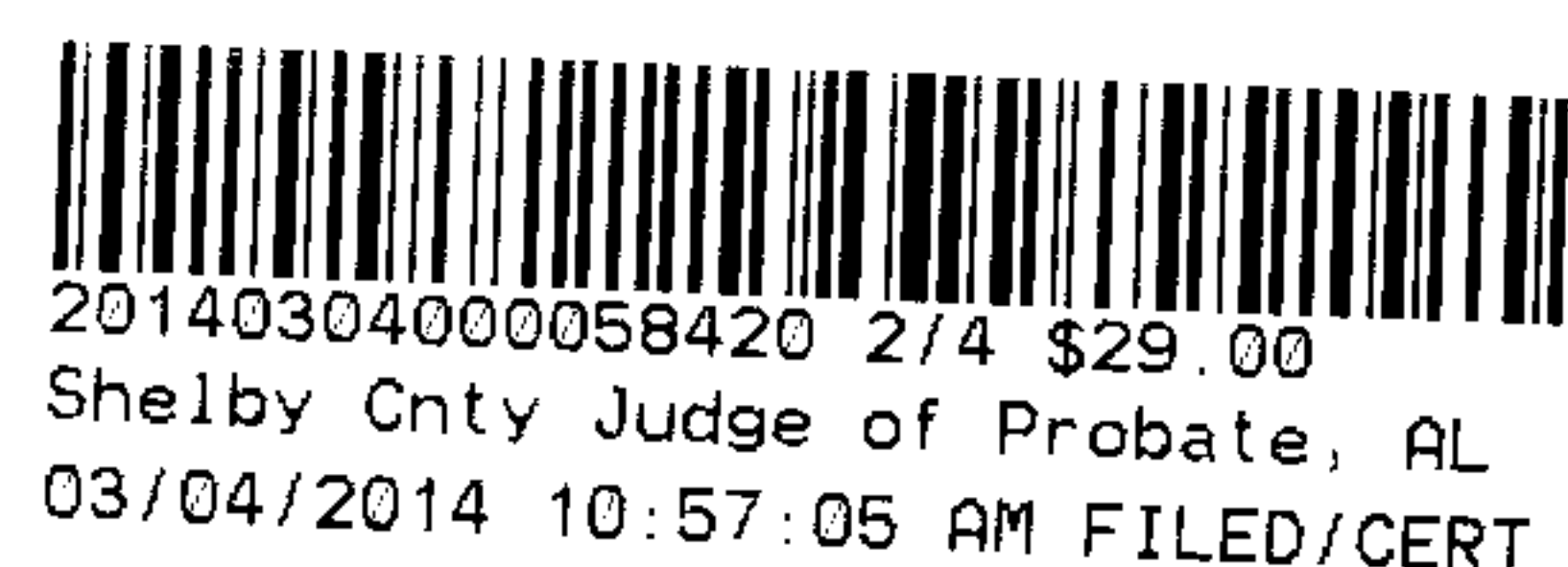
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Nationstar Mortgage, LLC; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Eighty-Nine Thousand Eight Hundred Sixty-Six And 57/100 Dollars (\$189,866.57) on the indebtedness secured by said mortgage, the said Nationstar Mortgage, LLC, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE ¼ of the NW ¼ of Section 29, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 29, Township 20 South, Range 2 West; thence North 0 degrees 49 minutes 08 seconds East along the East line of said quarter-quarter section a distance of 613.85 feet to the point of beginning; thence continue along the last described course and East line of said quarter-quarter section a distance of 330.00 feet; thence North 89 degrees 10 minutes 52 seconds West a distance of 462.00 feet; thence South 0 degrees 49 minutes 08 seconds West a distance of 330.00; thence South 89 degrees 10 minutes 52 seconds East a distance of 462.00 feet to the point of beginning. Also a 20 foot ingress and egress described in Deed Book 1995, at Page 05669.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in






the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage, LLC, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 26 day of Feb, 2014.

Nationstar Mortgage, LLC

By: AMN Auctioneering, LLC  
Its: Auctioneer

By:   
Aaron Nelson, Member

STATE OF ALABAMA )


JEFFERSON COUNTY )

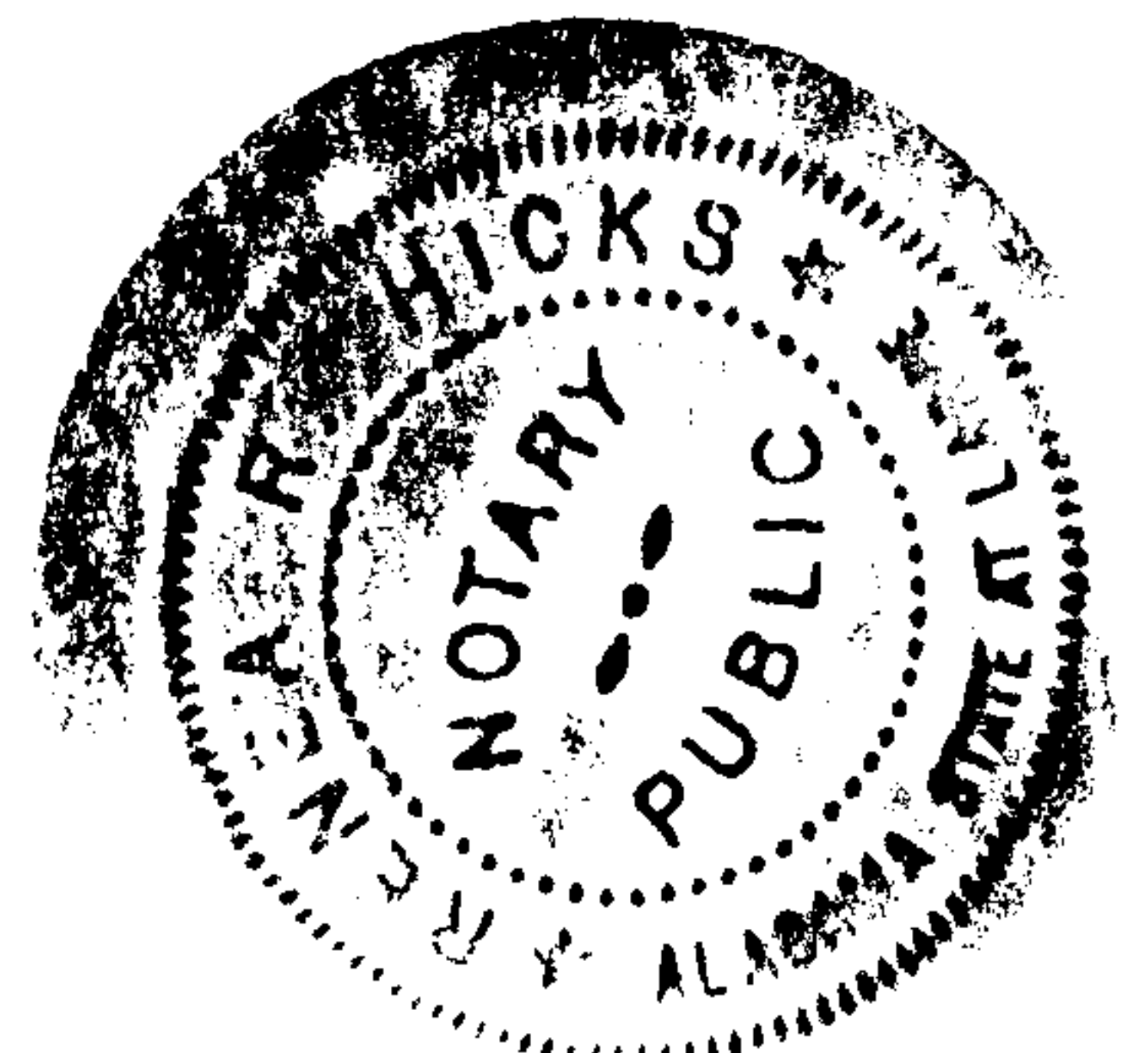
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Nationstar Mortgage, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 26 day of February, 2014.

  
Notary Public  
My Commission Expires MAY 27, 2015

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
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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 Nationstar Mortgage, LLC  
c/o Nationstar Mortgage, LLC

Mailing Address 350 Highland Dr  
Lewisville, TX 75067

Property Address 127 Weatherly Way  
Pelham, AL 35124

Grantee's Name Federal National Mortgage  
Association

Mailing Address 13455 Noel Road, Suite 660  
Dallas, TX 75240

Date of Sale 02/24/2014

Total Purchase Price \$189,866.57

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 Bid Price

☐ 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.

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 \_\_\_\_\_

Print Heidi Peebles, foreclosure specialist

☐ Unattested

\_\_\_\_\_  
(verified by)

Sign

Heidi Peebles

(Grantor/Grantee/Owner/Agent) circle one



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