

SEND TAX NOTICE TO:
Champion Mortgage, a division of Nationstar
Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067


20140515000146510 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:11:11 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of August, 2007, Lois Nadine Southern, an unmarried widow, executed that certain mortgage on real property hereinafter described to Countrywide Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070917000435430, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company, by instrument recorded in Instrument 20140311000067820, 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 d/b/a Champion Mortgage Company 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 March 26, 2014, April 2, 2014, and April 9, 2014; and

WHEREAS, on April 28, 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 d/b/a



Shelby County, AL 05/15/2014
State of Alabama
Deed Tax: \$45.00

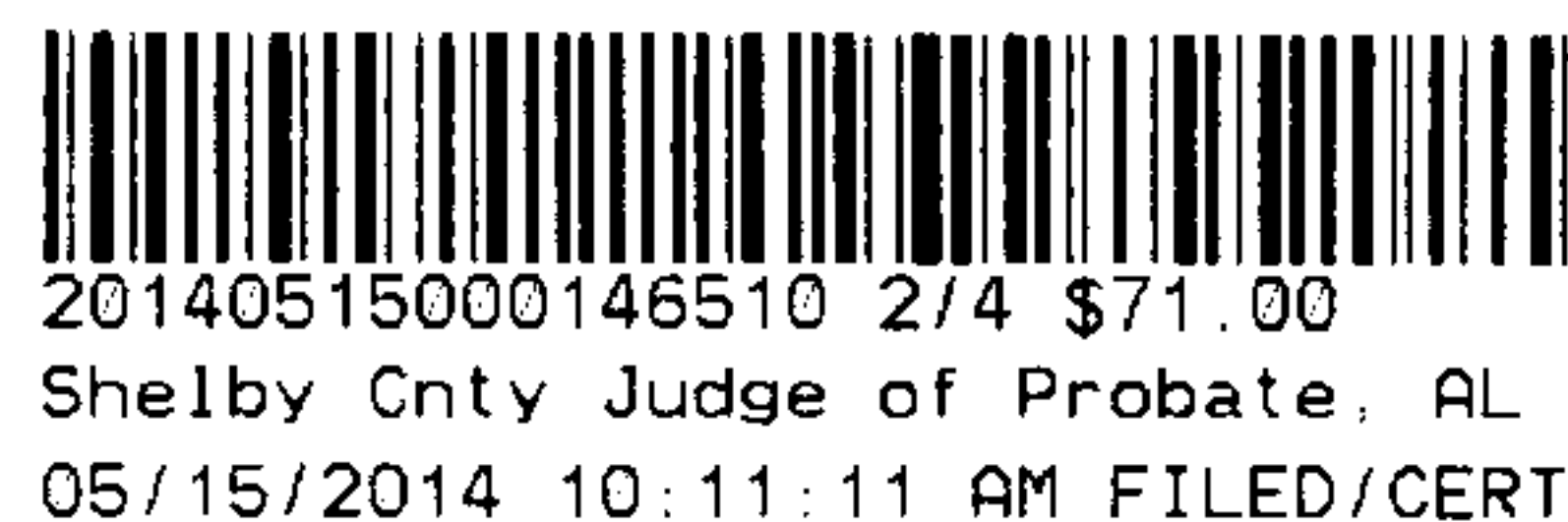
Champion Mortgage Company did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

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 d/b/a Champion Mortgage Company; and

WHEREAS, U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 was the highest bidder and best bidder in the amount of Forty-Five Thousand And 00/100 Dollars (\$45,000.00) on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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 U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A tract of land in the NE 1/4 of SE 1/4 of Section 15, Township 19, range 2 East, more particularly described as follows: Begin at the Southeast corner of said NE 1/4 of SE 1/4 and run North 2 degrees 30 minutes West 1259.7 feet to a point on the South line of an alley according to the plat of Cottage Hill Subdivision; thence South 89 degrees 30 minutes West along said South line of said alley a distance of 361.25 feet to a point of beginning of the property herein conveyed; thence continue South 89 degrees 30 minutes West 280 feet to the Northeast corner of South Central Bell lot; thence South 18 degrees West along the East line of said South Central Bell lot a distance of 72 feet; thence South 89 degrees 30 minutes West 2.75 feet to the Northeast corner of lot owned by grantees; thence South 18 degrees West along the East line of grantees' lot 105 feet to a point; thence South 89 degrees 30 minutes West along the South line of grantees' lot 105 feet to the Northeast corner of the Berryhill lot; thence run in a Southwesterly direction along the East line of said Berryhill lot 165 feet to a point on the North line of unpaved county road; said point being 106 feet Southeast of said County road's intersection with east right-of-way line of U.S. Highway 231; thence run in a Southeasterly direction along North right-of-way line of said County Road 273.5 feet to a point; thence run in a Northeasterly direction 574 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 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 d/b/a Champion Mortgage Company, 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 1 day of May, 2014.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

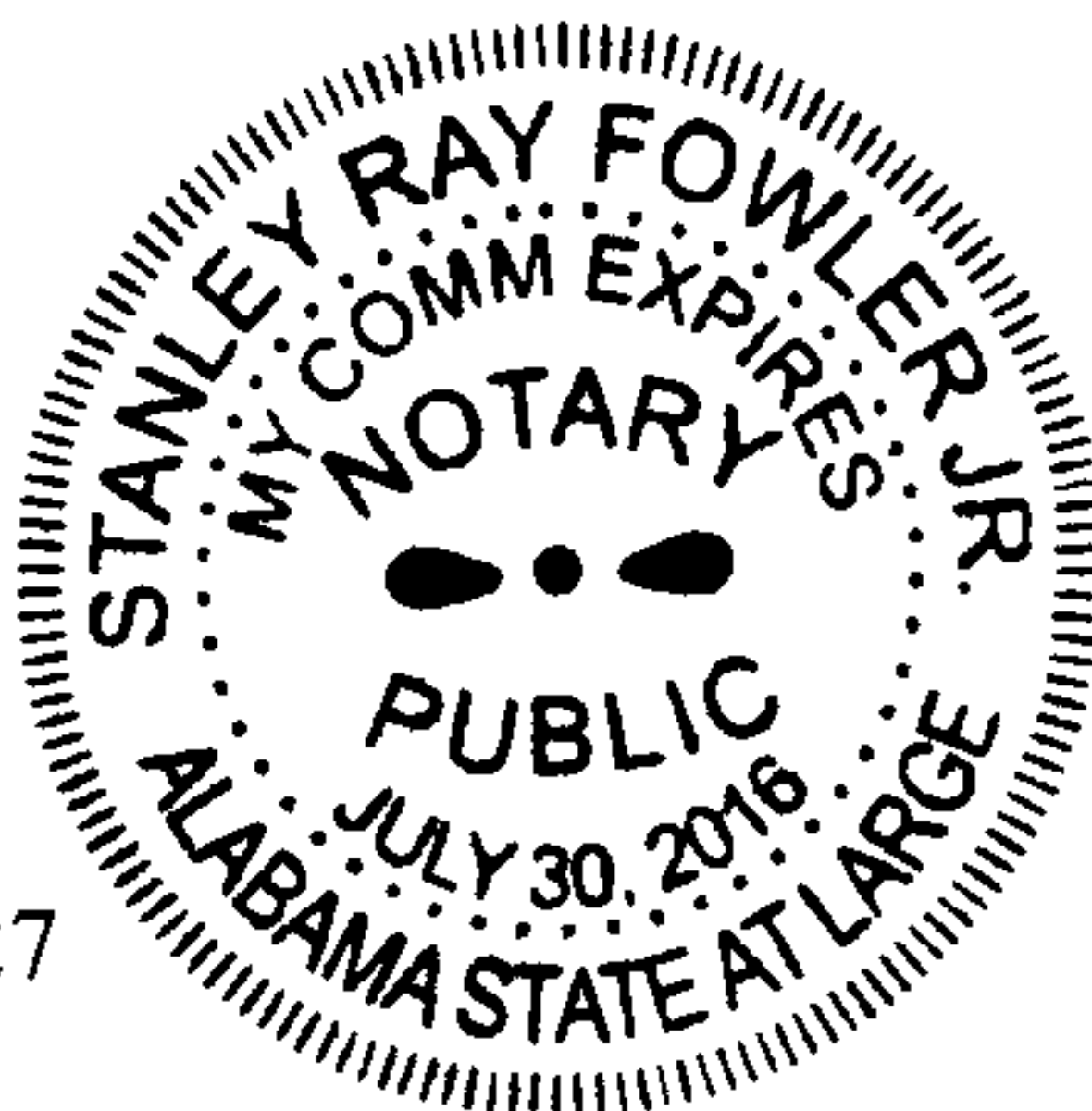
STATE OF ALABAMA)

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 d/b/a Champion Mortgage Company, 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 1 day of May, 2014.

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



Stan Fowler
Notary Public
My Commission Expires: _____



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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 d/b/a
Champion Mortgage
Company

c/o Champion Mortgage, a
division of Nationstar Mortgage,
LLC

Mailing Address 350 Highland Drive
Lewisville, TX 75067

Grantee's Name U.S. Bank National Association,
on behalf of Mortgage Equity
Conversion Asset Trust 2011-1

c/o Champion Mortgage, a
division of Nationstar Mortgage,
LLC

Mailing Address 350 Highland Drive
Lewisville, TX 75067

Property Address 42174 Hwy 25
Vincent, AL 35178

Date of Sale 4/28/2014

Total Purchase Price \$45,000.00

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 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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