

THIS INSTRUMENT PREPARED BY :
Karen Maxcy
RCO Legal, P.C.
1587 Northeast Expressway
Atlanta, Georgia 30329

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05/16/2014 03:39:11 PM
FCDEEDS 1/3

RETURN TO:
RCO Legal, P.C.
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 May 27, 2005, Nadezhda S. Swartz and Joseph S. Swartz, and Spouse, Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Magnus Financial Corporation, its successors and assigns, party of the second part which said mortgage is recorded in Instrument No. 20050602000267820 and re-recorded in Instrument No. 20131204000469010, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Nationstar Mortgage, LLC, in Instrument No. 20130729000305990; 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 Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 03/05/14, 03/12/14, 03/19/14 and 4/09/2014; and

WHEREAS, on April 24, 2014, 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 ONE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE DOLLARS AND FIFTY-SIX CENTS (\$142,551.56); and said property was thereupon sold to Nationstar Mortgage, LLC; and

WHEREAS, Reed Hudson, 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 ONE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE DOLLARS AND FIFTY-SIX CENTS (\$142,551.56), 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:

Lot 59, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20050602000267810

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, Nadezhda S. Swartz and Joseph S. Swartz, and Nationstar Mortgage, LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale.

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

Reed Hudson 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 24 day of April, 2014..


NOTARY PUBLIC
My Commission Expires: 7/29/15

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

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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 Nadezhda and Joseph Swartz
Mailing Address _____

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

Property Address 6506 Quail Run DR
Pelham AL 35124

Date of Sale 04/24/2014
Total Purchase Price \$ 142551.56
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Sale |
| <input type="checkbox"/> 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 5/12/14

Print Darrien Jones

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/16/2014 03:39:11 PM
\$22.00 CHERRY
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Print Form

[Signature]

Form RT-1