


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


20140708000205600 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
07/08/2014 08:57:45 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of March, 2007, Wade A. Nielsen, a married man and Michele R. Nielsen, wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Educators Credit Union, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070419000181730, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, by instrument recorded in Instrument Number 20140422000116930, 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 May 21, 2014, May 28, 2014, and June 4, 2014; and



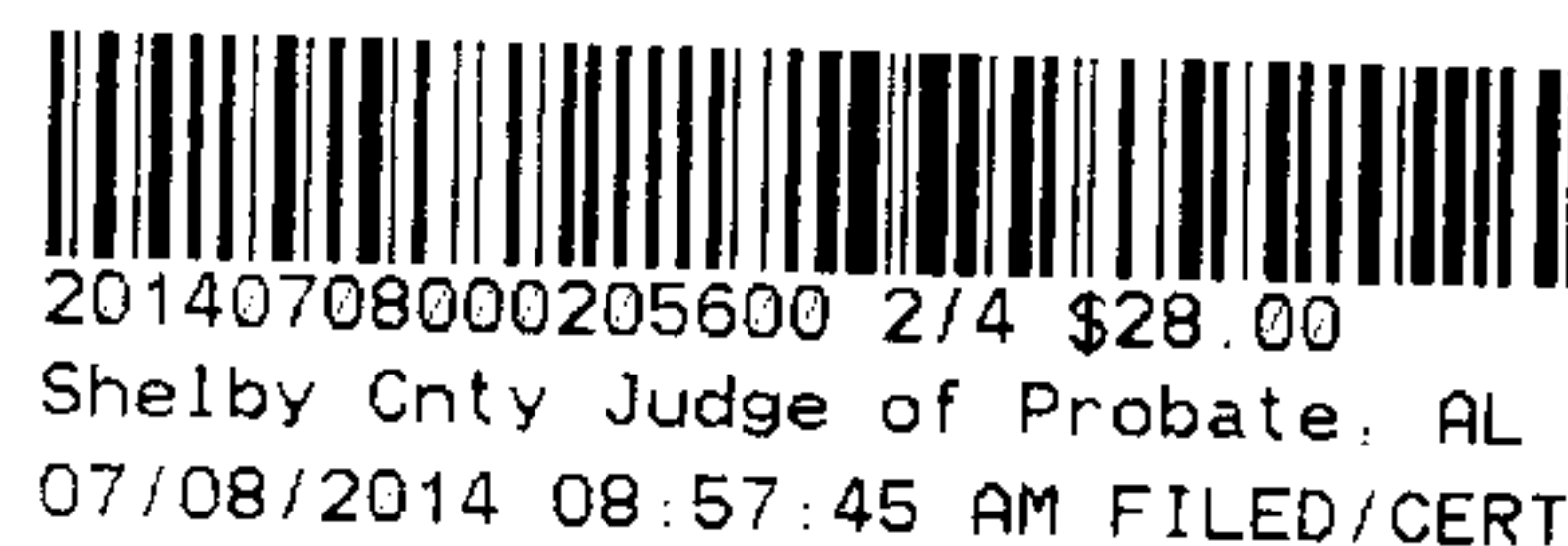
WHEREAS, on June 23, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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 Twenty-Eight Thousand Eight Hundred Seventy-Seven And 41/100 Dollars (\$128,877.41) 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:

All that certain lot or parcel of land situate in the City of Columbiana, County of Shelby, State of Alabama, and being more particularly described as follows: A part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northwest corner of said Northeast 1/4 of Northwest 1/4 of Section 26, and run South 1 degrees 51 minutes East along West line a distance of 704.61 feet; thence turn an angle of 98 degrees 56 minutes to left and run 210 feet; thence turn an angle of 98 degrees 56 minutes to right and run South 1 degrees 51 minutes East a distance of 260 feet to Point of Beginning of the land herein described; thence continue in same direction a distance of 196.3 feet to North margin of West College Street; thence turn an angle of 99 degrees 10 minutes to the left and run along North margin of West College Street a distance of 100.35 feet to the Southwest corner of Whittemore Lot; thence turn an angle of 85 degrees 22 minutes left and run Northerly along West boundary of said Whittemore Lot a distance of 200.18 feet; thence turn an angle of 99 degrees 18 minutes left and run Westerly a distance of 86.67 feet to Point of Beginning.

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 30 day of June, 2014.

Nationstar Mortgage LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: *A Nelson*
Aaron Nelson, Member

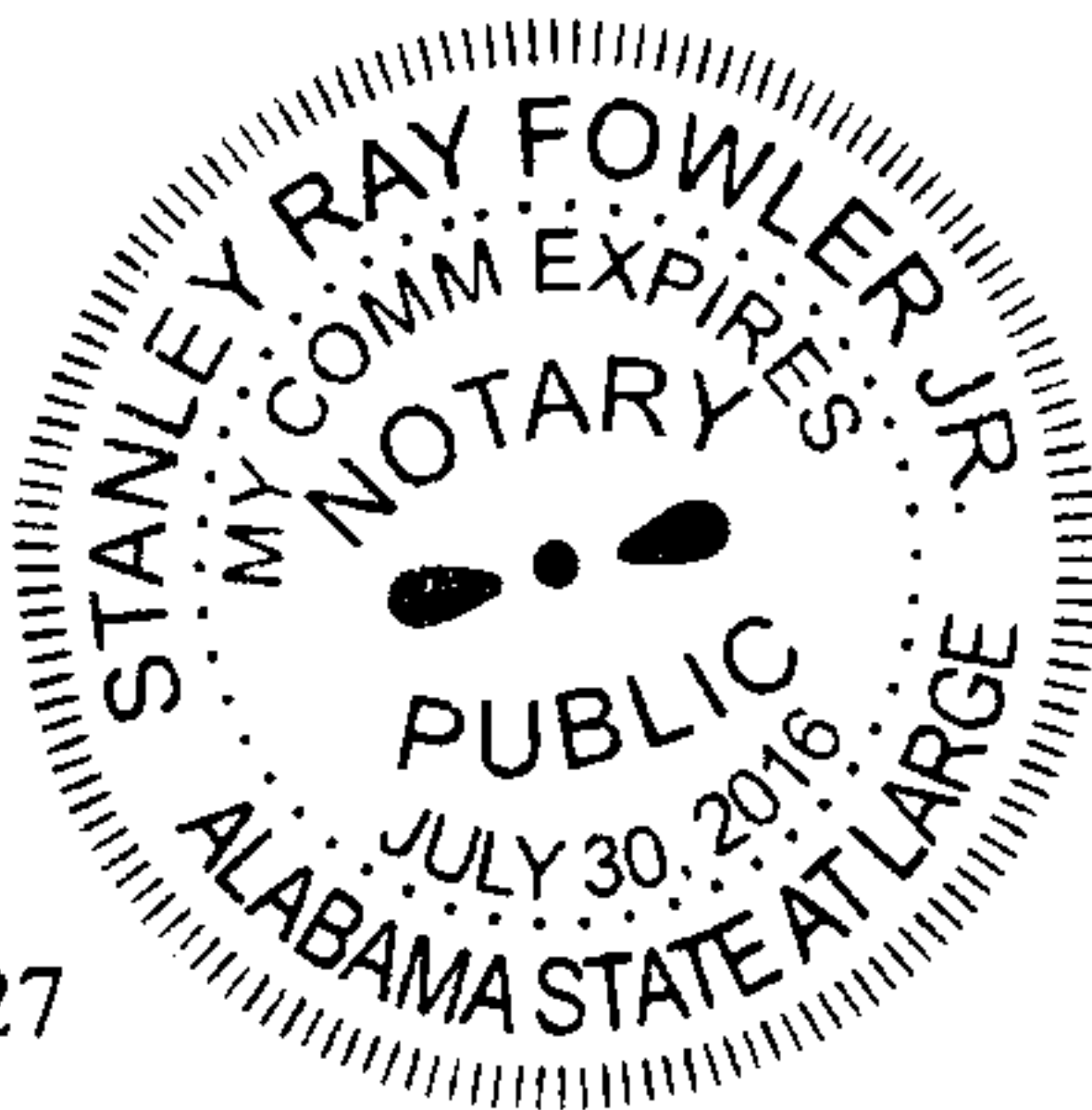
STATE OF ALABAMA)

JEFFERSON COUNTY)

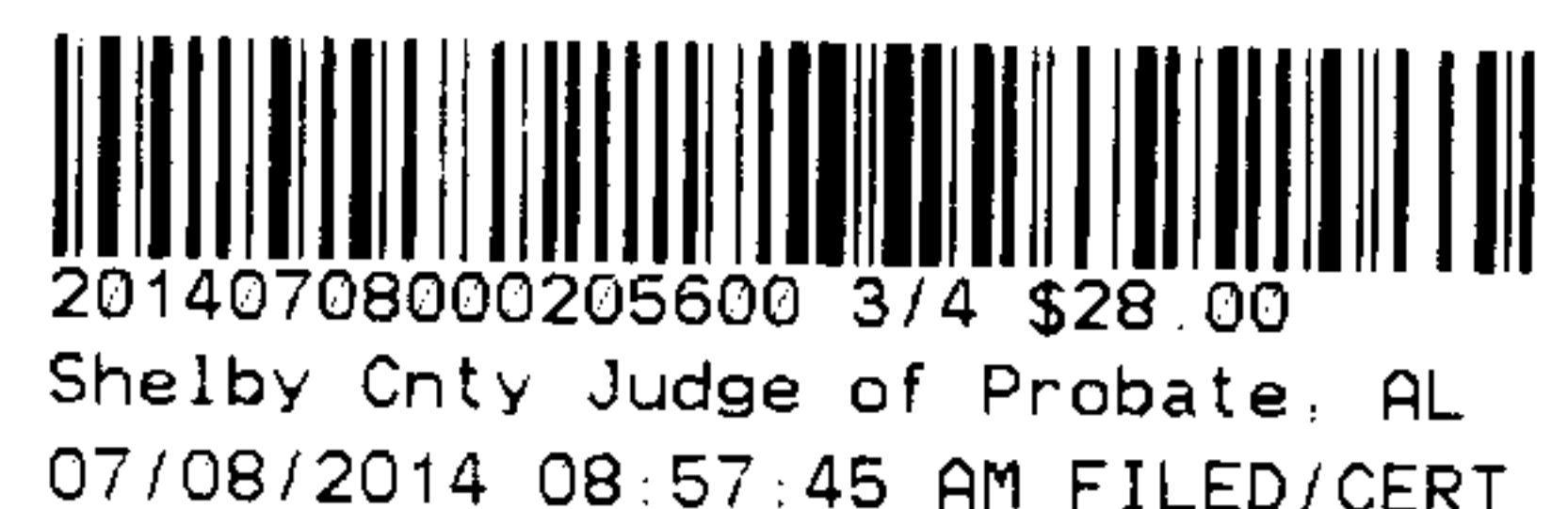
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 30 day of June, 2014.

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



Stan
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	<u>Nationstar Mortgage LLC</u>	Grantee's Name	<u>Federal National Mortgage Association</u>
Mailing Address	<u>c/o Nationstar Mortgage, LLC</u> <u>350 Highland Dr</u> <u>Lewisville, TX 75067</u>	Mailing Address	<u>13455 Noel Road, Suite 660</u> <u>Dallas, TX 75240</u>
Property Address	<u>318 West College Street</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>06/23/2014</u>
		Total Purchase Price	<u>\$128,877.41</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 Bid Price
<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.


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 6/23/2014

☐ Unattested _____
(verified by)

Print Latoria Langham, foreclosure specialist

Sign *Latoria Langham*
(Grantor/Grantee/Owner/Agent) circle one


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