

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

)John Watts and Joanna Watts, husband and wife as joint tenants  
)

KNOW ALL MEN BY THESE PRESENTS: That John Watts and Joanna Watts, husband and wife as joint tenants did, on to-wit, the October 26, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A., which mortgage is recorded in Instrument # at 20091110000418930 on November 10, 2009, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Nationstar Mortgage LLC as reflected by instrument recorded in Instrument #, 20130911000368620 of the same Office.

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 Shelby County, Alabama, in its issues of 9/10, 9/17, 9/24/14; and

WHEREAS, on the October 2, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:20 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Nationstar Mortgage LLC did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and


WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Nationstar Mortgage LLC, in the amount of \$61,060.00, which sum the said Nationstar Mortgage LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Nationstar Mortgage LLC.

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

NOW, THEREFORE, in consideration of the premises and of \$61,060.00, cash, the said John Watts and Joanna Watts, husband and wife as joint tenants, acting by and through the said Nationstar Mortgage LLC, by Matthew Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage LLC, by Matthew Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Nationstar Mortgage LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

LOTS 21, 22, AND 23, IN BLOCK 267, ACCORDING TO THE MAP AND SURVEY OF J.H. DUNSTANS OF THE TOWN OF CALERA, ALABAMA.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

  
20141002000310050 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
10/02/2014 03:25:36 PM FILED/CERT

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, has caused this instrument to be executed by Matthew Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Penhale, has executed this instrument in his capacity as such auctioneer on this the October 2, 2014.

John Watts and Joanna Watts, husband and wife as joint tenants  
Mortgagors

Nationstar Mortgage LLC  
Mortgagee or Transferee of Mortgagee

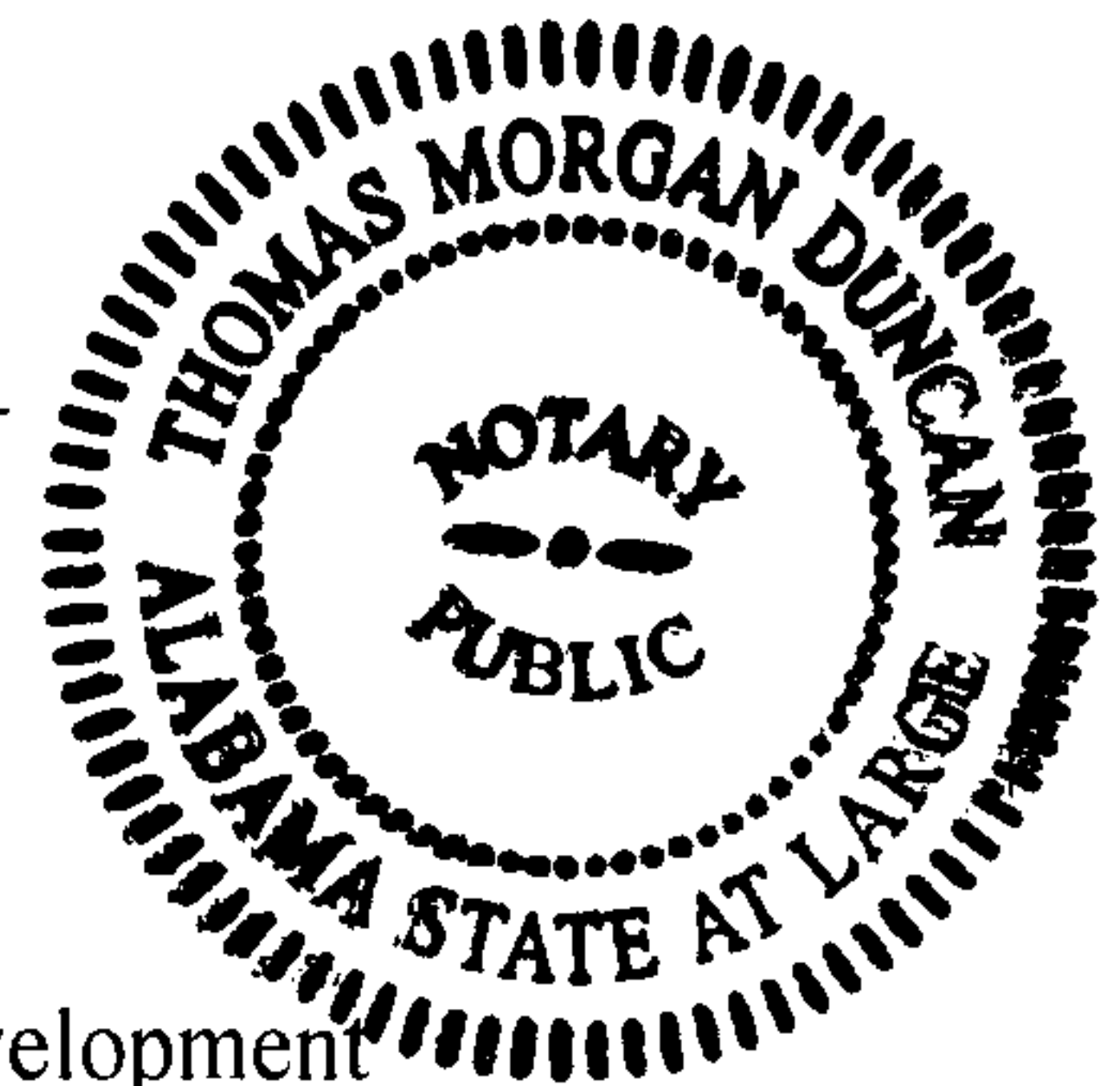
By Matthew Penhale  
Matthew Penhale, as Auctioneer and the person conducting said sale for  
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Matthew Penhale, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this October 2, 2014.


Thomas Morgan Duncan  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8-22-17

Instrument prepared by:  
JACKSON E. DUNCAN, III  
SHAPIRO AND INGLE, L.L.P.  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
14-003943

GRANTEE'S ADDRESS  
Secretary of Housing and Urban Development  
Michaelson, Conner, and Boul, Inc.  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

  
20141002000310050 2/4 \$28.00  
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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 John Watts and Joanna Watts,  
husband and wife as joint tenants  
Mailing Address 1556 20th Ave  
Calera, AL 35040

Grantee's Name Nationstar Mortgage LLC  
Mailing Address 350 Highland Dr.  
Lewisville, Texas 75067

Property 1556 20th Ave  
Address Calera, AL 35040

Date of Sale October 2, 2014

Total Purchase Price \$61,060.00

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 Notice of Sale

☐ 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 of 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).



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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 10-2-14

Print Matthew Penhale


Unattested

Sign *Matthew Penhale*

(verified by)

Grantee's Authorized Attorney

Form RT - 1

  
20141002000310050 4/4 \$28.00  
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