


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

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

  
20141006000312300 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
10/06/2014 11:05:16 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of March, 2005, Lewis W. Johnson and Jeanie M. Johnson, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., 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 20050406000158310, Corrective Mortgage recorded in Instrument Number 20131205000471020; Corrective Mortgage recorded in Instrument Number 20131220000487160; with partial release recorded in Instrument Number 20131220000487170, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage, LLC, by instrument recorded in Instrument Number 20090527000200720, 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 August 27, 2014, September 3, 2014, and September 10, 2014; and



WHEREAS, on September 29, 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 Two Hundred Eighty-Four Thousand Seven Hundred Forty-Nine And 10/100 Dollars (\$284,749.10) 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:

PARCEL ONE

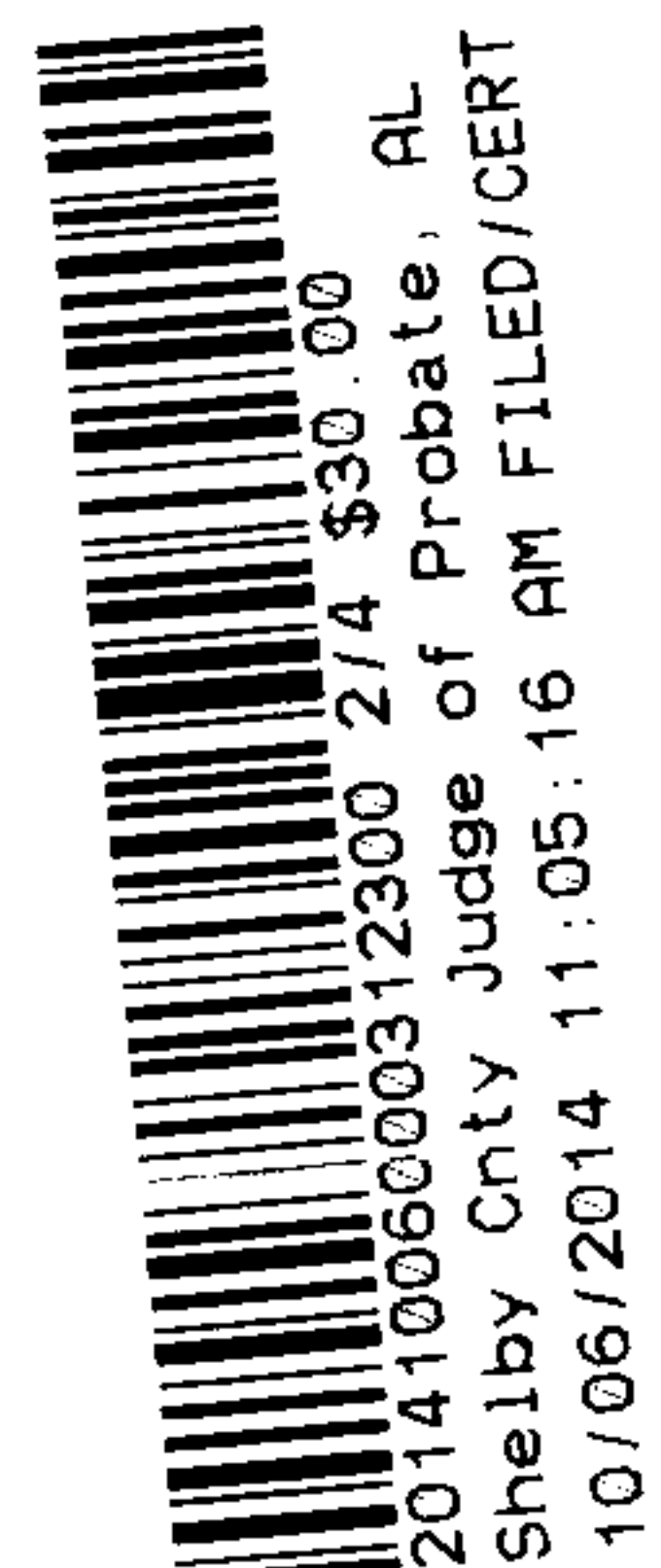
A parcel in part of the West Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama lying North of Shelby County Highway 48 being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of sold Section 1, said point being the Point of Beginning and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 89 degrees 51 minutes 15 seconds and run in a Westerly direction for 119.68 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 90 degrees 12 minutes 30 seconds and run in a Northerly direction for 179.96 feet to an existing 3/4 inch rebar on the North line of said Quarter-Quarter Section, thence turn an interior angle to the left of 89 degrees 50 minutes 55 seconds and run in an Easterly direction along said North line for 120.07 feet to the Point of Beginning. The above containing 0.50 acres more or less.

PARCEL TWO

A parcel in part of the West Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama lying North of Shelby County Highway 48 being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 1 and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar at the Point of Beginning. Thence turn a deflection angle of 00 degrees 02 minutes 10 seconds to the left and run in a Southerly direction for 30.41 to an existing 3/4 inch rebar. Thence turn an interior angle to the left of 89 degrees 50 minutes 40 seconds and run in a Westerly direction for 119.94 feet to an existing 5/8 inch rebar, thence turn an interior angle to the left of 90 degrees 03 minutes 25 seconds and run in a Northerly direction for 30.47 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 89 degrees 55 minutes 45 seconds and run in an Easterly direction for 119.88 feet to the Point of Beginning. The above containing 0.08 acres more or less.

EASEMENT

An Easement or road right-of-way in part of the West Half of line Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of sold Section 1 and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar, thence turn a deflection angle of 00 degrees 02 minutes 10 seconds to the left and run in a Southerly direction for 30.41 to an existing 3/4 inch rebar at the Point of Beginning. Thence turn a deflection angle of 00 degrees 01 minutes 05 seconds to the right an run in a Southerly direction for 573.27 feet





to an existing nail, thence continue an lost slated course for 16.99 feet to a 5/8 inch rebar set on the North right-of-way of Shelby County Highway 48 (60 foot right-of-way), thence turn an interior angle to the left of 49 degrees 41 minutes 35 seconds and run in a Northwesterly direction along said right-of-way for 26.39 feet to an existing railroad spike, thence (leaving right-of-way) turn an interior angle to the left of 130 degrees 18 minutes 00 seconds and run in a Northerly direction for 573.18 feet to an existing 1/2 inch rebar, thence turn an interior angle to the left of 90 degrees 01 minutes 10 seconds and run in an Easterly direction for 20.06 feet to the 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 2 day of Oct., 2014.

20141006000312300 3/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
10/06/2014 11:05:16 AM FILED/CERT

Nationstar Mortgage, LLC

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: Aaron Nelson  
Aaron Nelson, Member

STATE OF ALABAMA )

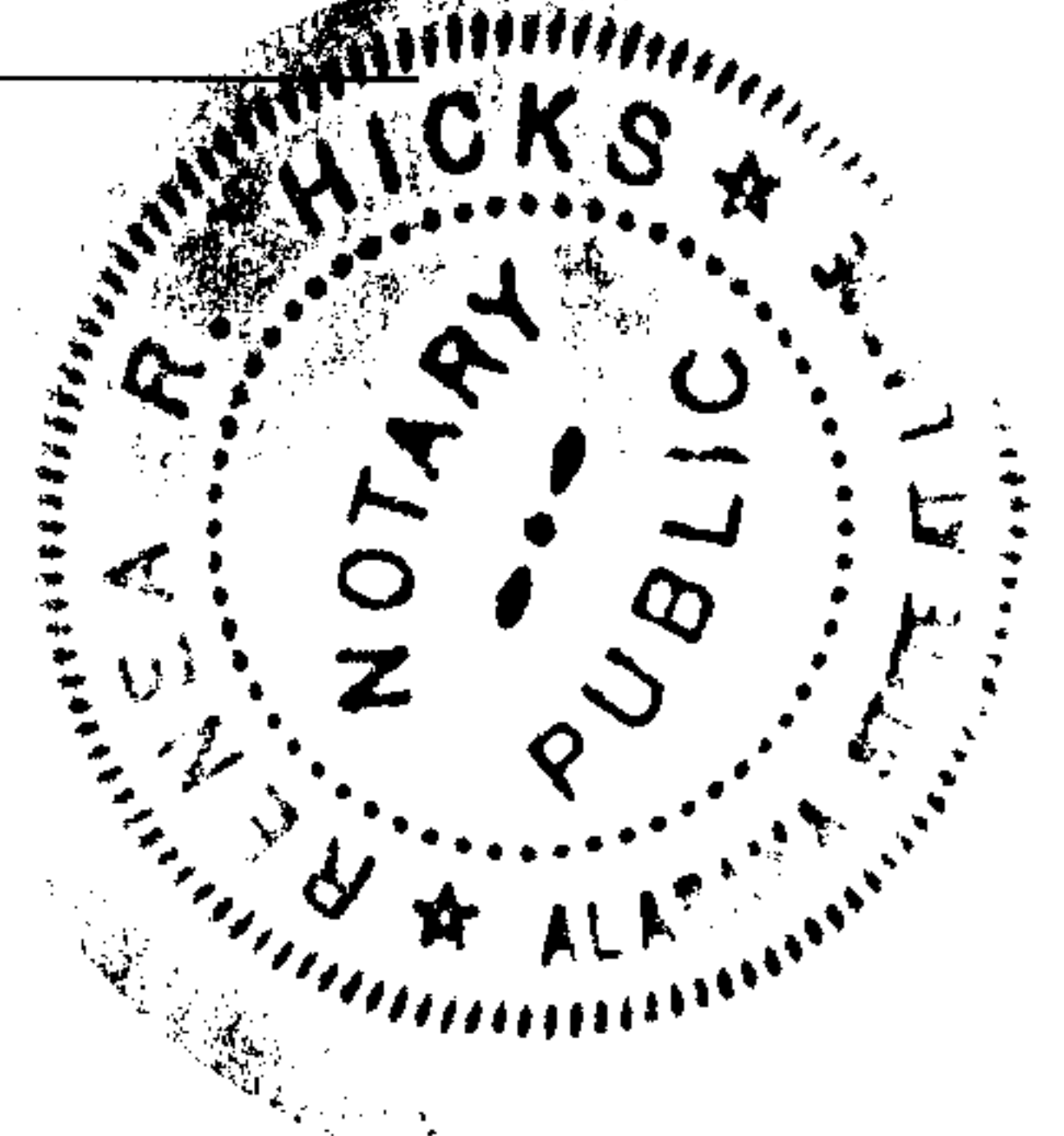
JEFFERSON COUNTY )

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, 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 2 day of October, 2014.

Notary Public [Signature]  
My Commission Expires: MY COMMISSION EXPIRES MAY 27, 2015

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



# 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  
Mailing Address c/o Nationstar Mortgage, LLC  
350 Highland Dr  
Lewisville, TX 75067

Grantee's Name Federal National Mortgage Association  
Mailing Address 13455 Noel Road, Suite 660  
Dallas  
, TX, 75240

Property Address 3711 Blue Springs Road  
Wilsonville, AL 35186

Date of Sale 9/29/2014

Total Purchase Price \$284,749.10

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                     

☐ Unattested

                      
(verified by)

Print Tasia Craig, foreclosure specialist

Sign 

(Grantor/Grantee/Owner/Agent) circle one

