

THIS INSTRUMENT PREPARED BY :

Karen Maxcy
RCO Legal, P.C.
1587 Northeast Expressway
Atlanta, Georgia 30329

20141110000354810

11/10/2014 04:24:21 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 February 27, 2007, Cynthia R. Dickson and spouse, Steve Dickson, **Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First American Bank its successors and assigns, party of the second part** which said mortgage is recorded in Instrument 20070327000136370 in the Office of the Judge of Probate of Shelby County, Alabama and also in Book LR200713, Page 24762, in the Office of the Judge of Probate of Jefferson County, Alabama. Which said Mortgage was last sold, assigned and transferred Nationstar Mortgage LLC in Instrument 20140624000191230 in Shelby County and Book LR201414 Page 24020 in Jefferson County; 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 Alabama Messenger, a newspaper of general circulation in Shelby County, Alabama, in its issues of 8/20/2014 8/27/2014 9/3/2014; and

WHEREAS, on September 11, 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 **\$290,939.47**; and said property was thereupon sold to Nationstar Mortgage LLC; and

WHEREAS, Cory Clark 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 \$290,939.47, 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 506, according to the Final Plat of Timberlake Sector 5, as recorded in Map Book 36, Page 11, in the Probate Office of Shelby County, Alabama and recorded in Map Book 41, Page 47, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Parcel ID #: 42-28-2-0-64 (Jefferson County) and 12-8-28-0-000-020 (Shelby County)

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 Cynthia R. Dickson and spouse, Steve Dickson and Nationstar Mortgage LLC, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale.

BY:

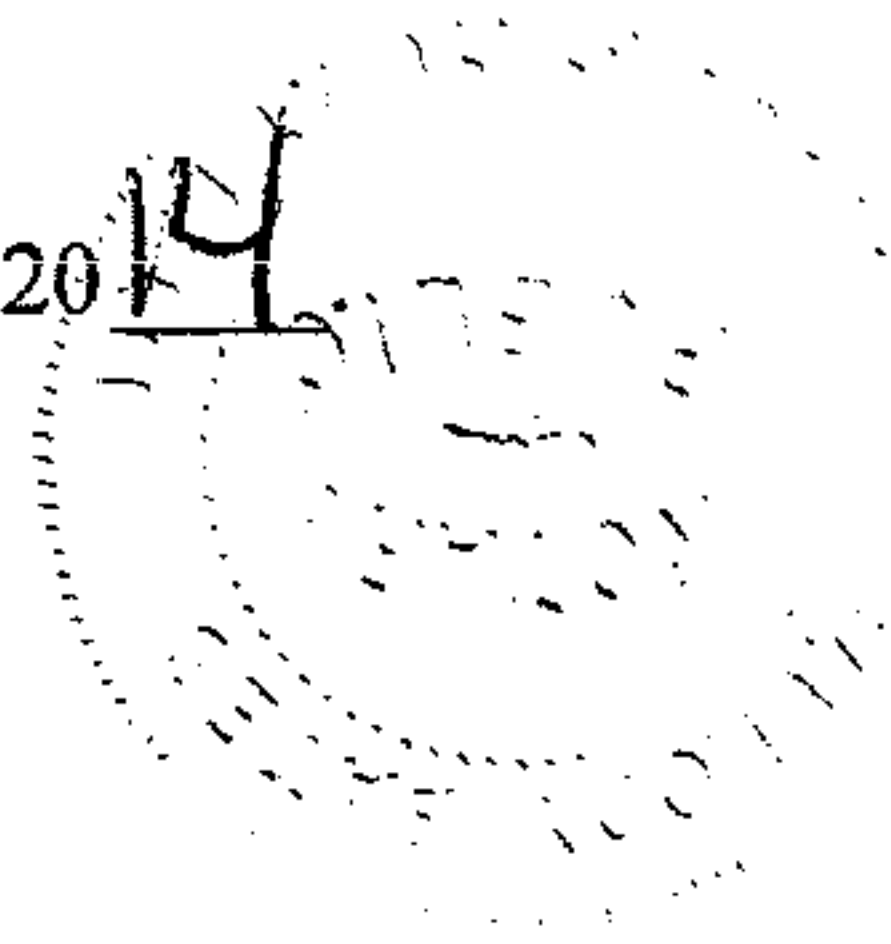

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Cory Clark 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 10 day of November, 2014


NOTARY PUBLIC
My Commission Expires:



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 Cynthia and Steve Dickson
 Mailing Address _____

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

Property Address 3627 OAKLEAF DR
Bessemer AL 35022

Date of Sale 09/11/2014
 Total Purchase Price \$ 290,939.47
 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Foreclosure Sale

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 11/10/14

Print Darrien Jones

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge, Print Form
 County Clerk
 Shelby County, AL
 11/10/2014 04:24:21 PM
 \$24.00 JESSICA
 20141110000354810

[Signature]