

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

) Willy M. Dielen, Jr., an unmarried man  
)

KNOW ALL MEN BY THESE PRESENTS: That Willy M. Dielen, Jr., an unmarried man did, on to-wit, the September 5, 2013, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC, which mortgage is recorded in Instrument # at 20131010000406870 on October 10, 2013, in the Office of the Judge of Probate of Shelby County, Alabama.

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 December 17, 2014; December 24, 2014; December 31, 2014; January 7, 2015; and

WHEREAS, on the January 22, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:00 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 Crown Properties of AL, LLC, in the amount of One Hundred Forty Thousand Dollars and No Cents (\$140,000.00), and said property was thereupon sold to the said Crown Properties of AL, LLC, and


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;

NOW, THEREFORE, in consideration of the premises and of One Hundred Forty Thousand Dollars and No Cents (\$140,000.00), cash, the said Willy M. Dielen, Jr., an unmarried man, acting by and through the said Nationstar Mortgage LLC, by Matthew William 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 William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Crown Properties of AL, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, BLOCK 14, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 14 OF BROKEN BOW SOUTH AS RECORDED IN MAP BOOK 11, PAGE 82 IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF LOT 5, BLOCK 14 A DISTANCE OF 80.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RIGHT 85 DEGREES 47 MINUTES 27 SECONDS SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF LOT 5 A DISTANCE OF 45.84 FEET; THENCE RIGHT 94 DEGREES 13 MINUTES 41 SECONDS PARALLEL TO THE SOUTH LINE OF LOT 5 A DISTANCE OF 80.03 FEET; THENCE RIGHT 87 DEGREES 44 MINUTES 40 SECONDS A DISTANCE OF

Shelby County, AL 02/02/2015  
State of Alabama  
Deed Tax: \$140.00

  
20150202000032850 1/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
02/02/2015 09:02:52 AM FILED/CERT



45.81 FEET NORTH ALONG THE PROLONGATION OF THE WEST LINE OF LOT 5 TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto Crown Properties of AL, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, has caused this instrument to be executed by Matthew William Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew William Penhale, has executed this instrument in his capacity as such auctioneer on this the January 22, 2015.

Willy M. Dielen, Jr., an unmarried man  
Mortgagors

Nationstar Mortgage LLC  
Mortgagee or Transferee of Mortgagee

By Matthew Penhale  
Matthew William 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 William 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 January 29, 2015.

W. M. Dielen, Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES AUGUST 7, 2016

Instrument prepared by:  
MATTHEW ZACHARY PHELAN  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
14-003957

  
20150202000032850 2/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
02/02/2015 09:02:52 AM FILED/CERT



# 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  
Mailing Address 10130 Perimeter Parkway  
Ste 400  
Charlotte, NC 28216

Grantee's Name Crown Properties of AL, LLC  
Mailing Address 5260 Graystone Way  
Birmingham, AL 35242

Property Address 4804 Keith Dr.  
Birmingham, AL 35242

Date of Sale 1-22-15

Total Purchase Price \$ 140,000

or

Actual Value

\$

or

Assessor's Market Value \$



20150202000032850 3/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
02/02/2015 09:02:52 AM FILED/CERT

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 Deed

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 2-2-15

Print Crown Properties of AL, LLC by Brian James

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1