

PREPARED BY:

Sady D. Mauldin, Esq.
McCalla Raymer, LLC
Two North Twentieth
2-20th Street North, Suite 1310
Birmingham, AL 35203

20150826000296670
08/26/2015 09:33:34 AM
FCDEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 12th day of May, 2015 between Nationstar Mortgage LLC, as Grantor, and ALAVEST, LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 28, 2007, **Sheila R. Smith, Unmarried, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Taylor Bean and Whitaker Mortgage Corporation**, which said mortgage is recorded in Book 2007, Page 155530, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Nationstar Mortgage LLC**, as transferee, said transfer is recorded in Instrument 20130607000235220, aforesaid records, and Nationstar Mortgage LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Nationstar Mortgage LLC as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 03/11/2015, 03/18/2015, 03/25/2015; and

WHEREAS, on April 16, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:10o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and ALAVEST, LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Birmingham, 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 ALAVEST, LLC in the amount of **SEVENTY-FOUR THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS AND NO CENTS (\$74,347.00)** which sum the said ALAVEST, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said ALAVEST, LLC; and

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

NOW, THEREFORE, in consideration of the premises and the credit of **SEVENTY-FOUR THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS AND NO CENTS (\$74,347.00)**, cash, on the indebtedness secured by said mortgage, the said Sheila R. Smith, Unmarried, acting by and through the said ALAVEST, LLC as transferee, by Melinda Barcum as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto ALAVEST, LLC, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 214F, according to the Survey of Waterford Village, Sector 5, Phase 3 as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto ALAVEST, LLC, its successors and assigns forever 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Sheila R. Smith, Unmarried, Mortgagor(s) by the said Nationstar Mortgage LLC have caused this instrument to be executed by Melinda Barcum as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Melinda Barcum has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 16th day of May, 2015.

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Sheila R. Smith, Mortgagor(s)

Nationstar Mortgage LLC, Mortgagee or Transferee of Mortgagee

By: Melinda Barcum

as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MELINDA BARCUM, whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 12th day of MAY, 2015.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-29-2019

Grantee Name / Send tax notice to:
ATTN:
NATIONSTAR MORTGAGE, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

Real Estate Sales Validation Form

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

Grantor's Name: AlaVest, LLC
Mailing Address: 429 Lorna Square, Hoover, AL 35216

Grantee's Name: Sharon K. Gilbert
Mailing Address: 2171 Village Lane, Calera, AL 35040

Property Address: 2171 Village Lane
Calera, AL 35040

Date of Sale: 24th day of August, 2015

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Total Purchase Price: \$106,000.00

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

☐ Closing Statement

☐ Other _____

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: August 24, 2015

Print: Tricia Hicks, Closing Coordinator

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

____ Unattested _____

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/26/2015 09:33:34 AM
\$126.00 CHERRY
20150826000296670

Form RT-1

[Signature]