

DOCUMENT PREPARED BY  
AND RETURN TO:  
Amanda Beckett  
c/o RUBIN LUBLIN, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL 35244

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 22nd day of September, 1998, MARY F STEWART, AN UNMARRIED WOMAN executed that certain mortgage on real property hereinafter described to JOHNSON & ASSOCIATES MORTGAGE CO., INC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on September 24, 1998, at Instrument Number 1998-37314, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **NATIONSTAR MORTGAGE LLC**, by instrument recorded in Instrument Number 20130412000151160, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Nationstar Mortgage LLC did declare due 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 10/21/2015, 10/28/2015, 11/04/2015, that the property would be sold on November 18, 2015; and

WHEREAS, on November 18, 2015, the day on which the foreclosure was due to be held under the terms of the 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 Shelby County, Alabama, the property hereinafter described; and

WHEREAS, AlaVest, LLC was the highest bidder in the amount of Seventy Thousand and 00/100 dollars (\$70,000.00), on the indebtedness secured by said mortgage; and Nationstar Mortgage LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto AlaVest, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 29, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 1, PHASE 1, AS RECORDED IN MAP BOOK 22 PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto AlaVest, LLC its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, 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 its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 30<sup>th</sup> day of Nov, 2015.

Nationstar Mortgage LLC

By: 

Printed Name: Victor Kang

Its: Attorney

STATE OF Georgia  
COUNTY OF Gwinnett

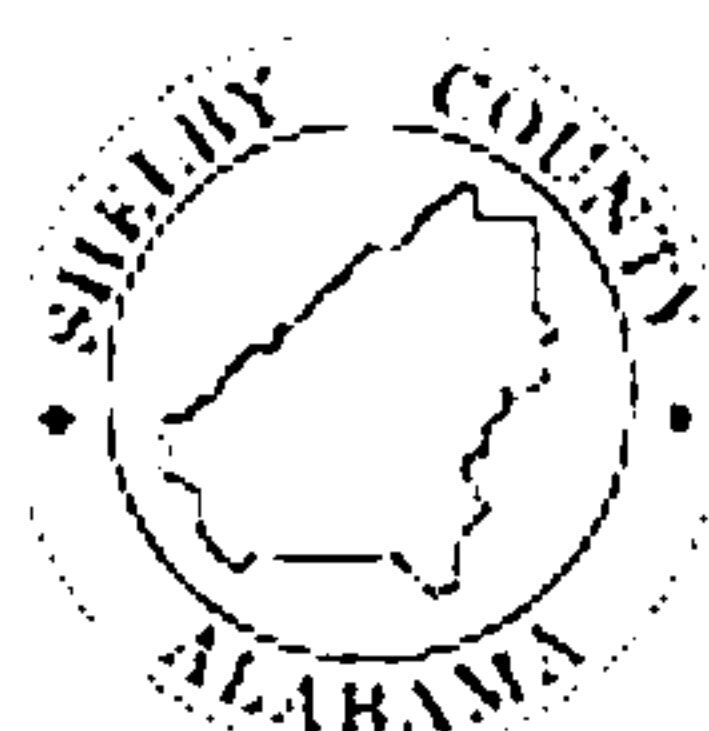
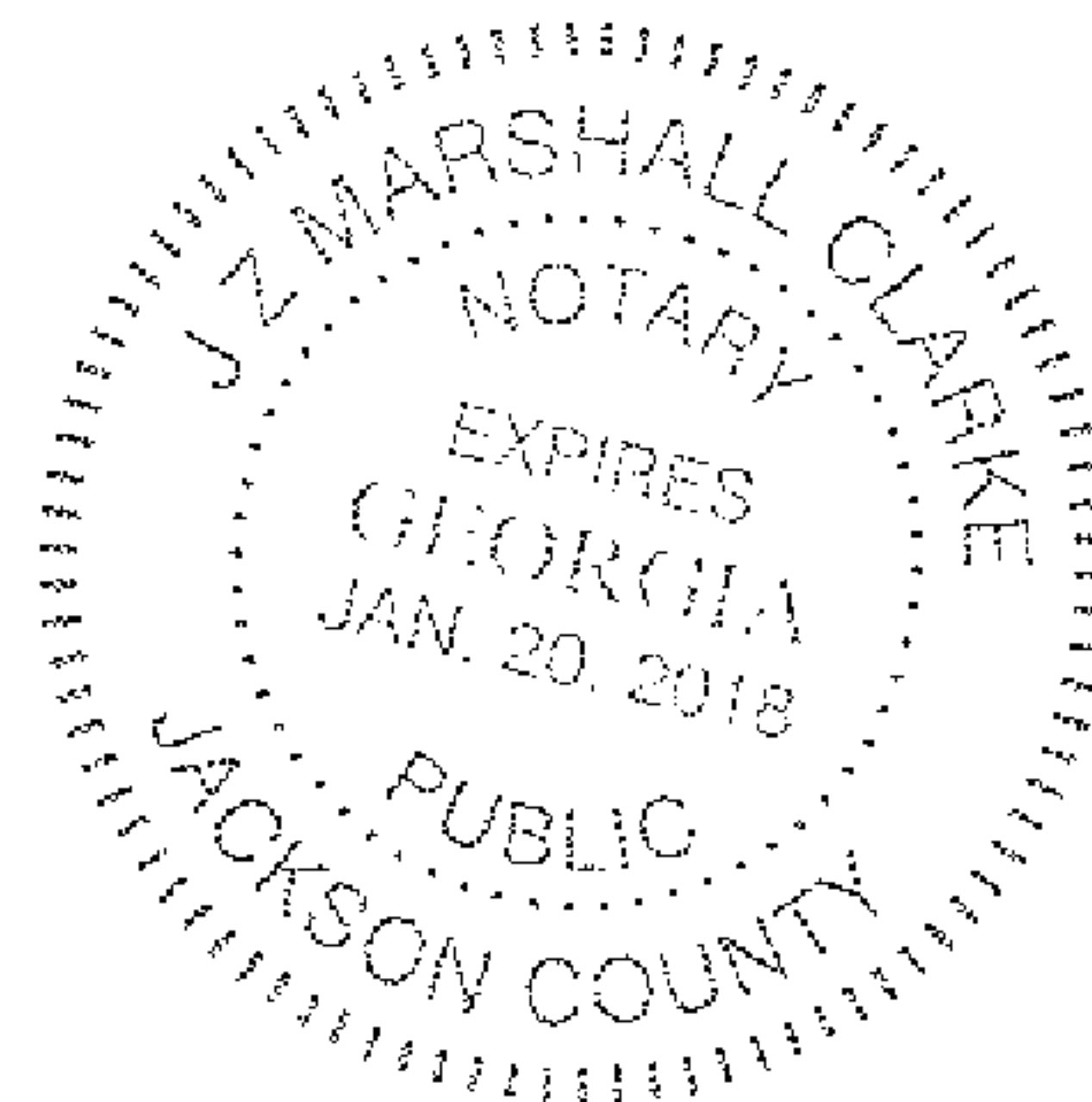
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Nationstar Mortgage LLC.

Given under my hand and official seal on this 30<sup>th</sup> day of Nov, 2015.

Notary Public

My Commission Expires: 1/20/18

(Notary Seal)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/25/2016 02:37:03 PM  
\$87.00 CHERRY  
20160125000025060

