

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY



20160209000042110 1/3 \$166.50
Shelby Cnty Judge of Probate, AL
02/09/2016 03:57:24 PM FILED/CERT

Please Cross Reference to: Instrument No. 20140131000028640

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of November 19, 2015 between Nationstar Mortgage LLC, as Grantor, and My Place Rentals, LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, January 14, 2014, **Sterling Carver, Husband And Denise L. Carver, Wife, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Platinum Mortgage, Inc.**, which said mortgage is recorded in Instrument No. 20140131000028640, 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 20150824000294210, 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 10/21/2015, 10/28/2015, 11/4/2015; and

WHEREAS, on November 19, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:08 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage LLC did offer for sale and sell a public outcry, in front of the main entrance 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 My Place Rentals, LLC in the amount of **ONE HUNDRED FORTY-TWO THOUSAND ONE DOLLARS AND NO CENTS (\$142,001.00)** which sum the said Nationstar Mortgage LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said My Place Rentals, 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 **ONE HUNDRED FORTY-TWO THOUSAND ONE DOLLARS AND NO CENTS (\$142,001.00)**, cash, on the indebtedness secured by said



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mortgage, the said Sterling Carver, Husband And Denise L. Carver, Wife, acting by and through the said My Place Rentals, LLC as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto My Place Rentals, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto My Place Rentals, 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, Sterling Carver, Husband And Denise L. Carver, Wife, Mortgagor(s) by the said Nationstar Mortgage LLC have caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 22nd day of Dec, 2015.

Sterling Carver And Denise L. Carver, Mortgagors

Nationstar Mortgage LLC, Mortgagee or Transferee of Mortgagee

By: Reed Hudson

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 Reed Hudson, 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 22nd day of Dec, 2015.

Heather L. Horton
NOTARY PUBLIC
My Commission Expires: 3-28-16

Grantee Name / Send tax notice to:
ATTN: My Place Rentals, LLC
2103 Devereux Circle, Suite 200
Birmingham, AL 35342

File No.: 947315

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 _____

Grantee's Name My Place Rental

Mailing Address 1222 Edenton Street
Birmingham, AL 35242

Property Address 236 Lime Creek Lane
Chelsea, AL 35043

Date of Sale 11-19-15

Total Purchase Price \$ 142,001.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20160209000042110 3/3 \$166.50
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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 2-9-16

Print Ellen A. Nunley

Sign Ellen A. Nunley

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1