


SEND TAX NOTICE TO:  
Gary Franklin  
171 Big Rock Drive  
Calera, AL 35040

STATE OF ALABAMA            )  
SHELBY COUNTY                )

  
20160707000236570 1/4 \$165.00  
Shelby Cnty Judge of Probate, AL  
07/07/2016 02:15:19 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of September, 2007, Frances L. Karr, a single woman, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070925000449040, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, by instrument recorded in Instrument Number 20120417000130750, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 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, 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 May 11, 2016, May 18, 2016, and May 25, 2016; and

WHEREAS, on June 22, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage LLC did offer



Shelby County, AL 07/07/2016  
State of Alabama  
Deed Tax: \$141.00

Version 1.3


for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Gary Franklin was the highest bidder and best bidder in the amount of One Hundred Forty Thousand Seven Hundred Fifty And 00/100 Dollars (\$140,750.00) on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Gary Franklin all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter section; thence run South 81 degrees 28 minutes East 106.41 feet (measured) 108.06 feet (map) to the point of beginning; thence continue last course 452.56 feet; thence run North 10 degrees 28 minutes West 393.46 feet to a point on the South right-of-way of Overhill Road, said point being on a clockwise curve having a delta angle of 06 degrees 20 minutes 58 seconds and a radius of 439.64 feet; thence run along the arc of said curve 50.00 feet along said right-of-way; thence run South 86 degrees 04 minutes West 347.05 feet; thence run South 03 degrees 56 minutes East 290.22 feet to the point of beginning.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Gary Franklin , forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, and other matters of record in the aforesaid Probate Office.

  
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IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 24 day of June, 2016.

Nationstar Mortgage LLC

By: Red Mountain Title, LLC  
Its: Auctioneer

By: \_\_\_\_\_

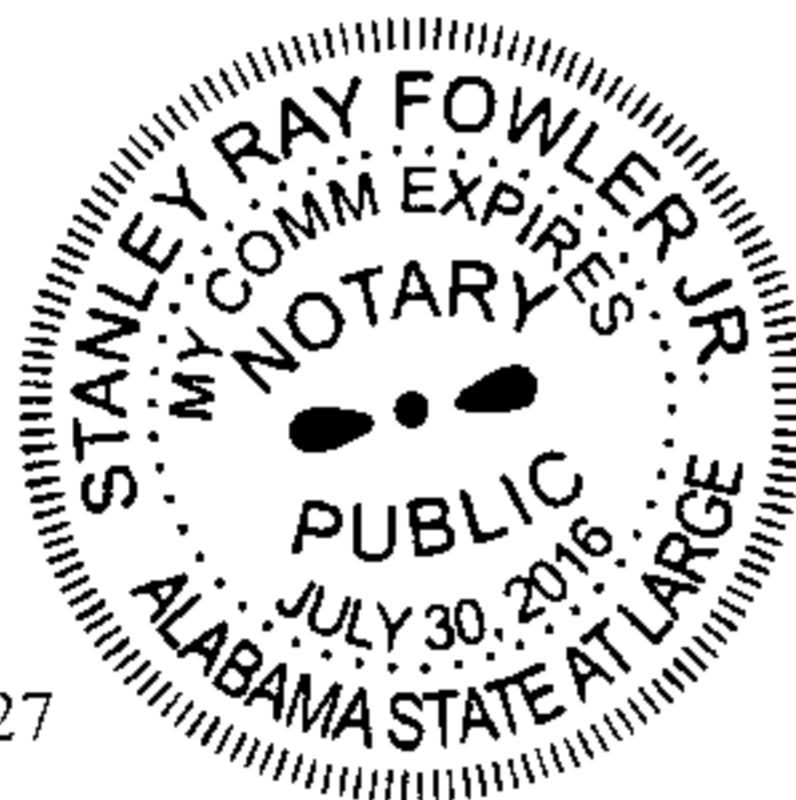
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 24 day of June, 2016.

This instrument prepared by:  
Rebecca Redmond  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



Notary Public  
My Commission Expires: \_\_\_\_\_

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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 Frances L. Karr  
Mailing Address ~~40 Overhill Rd.~~  
Montevallo AL 35715

Grantee's Name Gary Franklin  
Mailing Address 40 Overhill Rd.  
Montevallo AL 35715

Property Address 40 Overhill Rd.  
Montevallo AL 35715


Date of Sale June 22, 2016  
Total Purchase Price \$ 140,750.00  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
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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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 July 7, 2016

Print Gary Franklin

☐ Unattested

Sign Gary Franklin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one