

MORTGAGE FORECLOSURE DEED

**20160713000243780
07/13/2016 01:57:35 PM
FCDEEDS 1/3**

STATE OF ALABAMA)
COUNTY OF SHELBY)

Richard W. Stiles, Sr. and Pat G. Stiles, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That Richard W. Stiles, Sr. and Pat G. Stiles, husband and wife did, on to-wit, the May 20, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC, which mortgage is recorded in Instrument 20110525000155070 on May 25, 2011, 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 June 1, 2016 and June 8, 2016 and June 15, 2016; and

WHEREAS, on the June 22, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:52 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 OMEGA REALTY HOLDINGS 1 LLC, in the amount of Seventy-Two Thousand Nine Hundred Twenty-One Dollars and No Cents (\$72,921.00), and said property was thereupon sold to the said OMEGA REALTY HOLDINGS 1 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 Seventy-Two Thousand Nine Hundred Twenty-One Dollars and No Cents (\$72,921.00), cash, the said Richard W. Stiles, Sr. and Pat G. Stiles, husband and wife, acting by and through the said Nationstar Mortgage LLC, by Aaron Warner, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage LLC, by Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto OMEGA REALTY HOLDINGS 1 LLC, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 54, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 1, AS RECORDED IN MAP BOOK 24, PAGE 46 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD the above described property unto OMEGA REALTY HOLDINGS 1 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 Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Aaron Warner, has executed this instrument in his capacity as such auctioneer on this the June 22 2016.

Richard W. Stiles, Sr. and Pat G. Stiles, husband and wife
Mortgagors


Nationstar Mortgage LLC
Mortgagee or Transferee of Mortgagee

By 
Aaron Warner, 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 Aaron Warner, 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 June 22, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
March 28, 2018

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009574

Real Estate Sales Validation Form

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

Grantor's Name _____
 Mailing Address _____

Grantee's Name Omega Realty Holdings, LLC
 Mailing Address 3545 Lorna Ridge Drive
Hoover, AL 35216

Property Address 212 Minicatural Ln
Calhoun AL 35040

Date of Sale June 22, 2016

Total Purchase Price \$ 72,921

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

20160713000243780 07/13/2016

01:57:35 PM FCDEEDS 3/3

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 7/13/16

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/13/2016 01:57:35 PM
 \$94.00 CHERRY
 20160713000243780

[Signature]