


PREPARED BY:

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


20160719000250830 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
07/19/2016 08:51:51 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20040220000089330

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 23 day of June, 2016, between Nationstar Mortgage LLC, as Grantor, and Alavest LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 10, 2004, **Linda A. Patterson, A Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for RBMG, Inc.**, which said mortgage is recorded in Instrument No. 20040220000089330, 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 20160523000174170, 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 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 06/01/2016, 06/08/2016, 06/15/2016; and

WHEREAS, on June 23, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:12 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage 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 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 Alavest LLC in the amount of **FIFTY-TWO THOUSAND EIGHT HUNDRED SIXTY-FIVE DOLLARS AND NO CENTS (\$52,865.00)** 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 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 FIFTY-TWO THOUSAND EIGHT HUNDRED SIXTY-FIVE DOLLARS AND NO CENTS (\$52,865.00), cash, on the indebtedness secured by said mortgage, the said Linda A. Patterson, A Single Woman, acting by and through the said Nationstar Mortgage LLC as transferee, by Susie Nailen, 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 Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Office of the Judge of Probate 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, Linda A. Patterson, A Single Woman, Mortgagor by the said Nationstar Mortgage LLC have caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Susie Nailen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 7 day of July, 2016.

Linda A. Patterson, Mortgagor

Nationstar Mortgage LLC, Mortgagee or Transferee of Mortgagee

By: Susie Nailen
(sign)

(print) Susie Nailen
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 Susie Nailen, 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 7 day of July, 2016.

Deborah C. Smith
NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
Alavest LLC
429 Lorna Sq
Hoover, AL 35216



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Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name <u>Linda A. Patterson</u> Mailing Address _____ Address _____	Grantee's Name <u>Alavest LLC</u> Mailing Address <u>429 Lorna Sq</u> <u>Hoover, AL 35216</u>
Property Address <u>2000 Chandalar Court</u> <u>Pelham, AL 35124</u>	Date of Sale <u>June 23, 2016</u> Total Purchase price <u>\$52,865.00</u> or Actual Value _____ or Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>FC Sale</u>
<input type="checkbox"/> Closing Statement	

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 7/6/2016

Print Susie Nailen

Unattested _____

(verified by)

Sign _____

Susie Nailen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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File No.: 921916