

PREPARED BY:

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



20160916000339370 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
09/16/2016 02:04:58 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20091120000432080

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 13, 2009, **Patrick Maxwell, Husband And Chara Bell, Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Superior Bank**, which said mortgage is recorded in Instrument No. 20091120000432080, 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 20130708000276880, 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 06/29/2016, 07/06/2016, 07/13/2016; and

WHEREAS, on August 25, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:45 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 Maylene, 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 Nationstar Mortgage LLC in the amount of **ONE HUNDRED FORTY-FOUR THOUSAND THREE HUNDRED DOLLARS AND NO CENTS (\$144,300.00)** 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 Nationstar Mortgage 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-FOUR THOUSAND THREE HUNDRED DOLLARS AND NO CENTS (\$144,300.00)**, cash, on the indebtedness secured by said mortgage, the said Patrick Maxwell, Husband And Chara Bell, Wife, acting by and through the said Nationstar Mortgage LLC as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Nationstar Mortgage LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Cedar Meadows, as recorded in Map Book 34, page 125, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage 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, Patrick Maxwell, Husband And Chara Bell, Wife, Mortgagors by the said Nationstar Mortgage LLC have 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 said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 2 day of September, 2016.



20160916000339370 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
09/16/2016 02:04:58 PM FILED/CERT

Patrick Maxwell And Chara Bell, Mortgagors

Nationstar Mortgage LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print) Aaron Warner

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 Aaron Warner, 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 2nd day of SEPT., 2016.

NOTARY PUBLIC

My Commission Expires: 04/23/2018

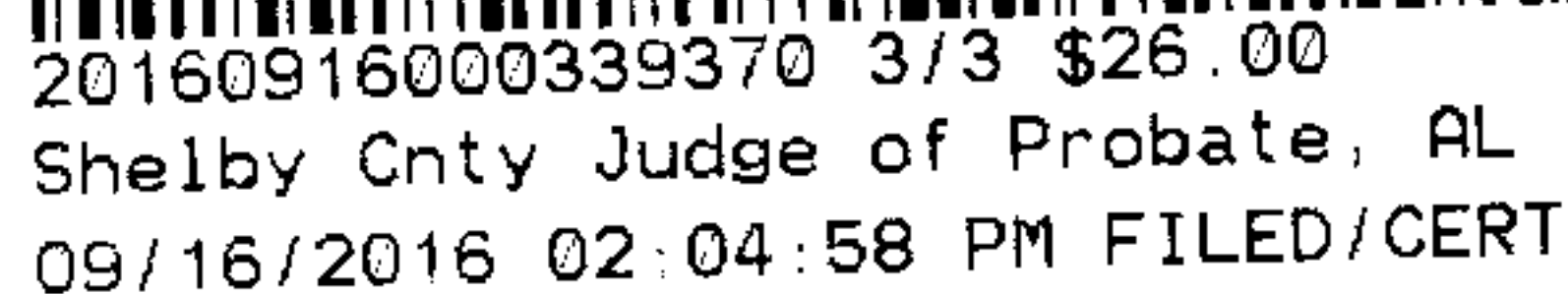
Grantee Name / Send tax notice to:
ATTN:
NATIONSTAR MORTGAGE, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

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

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

Grantee's Name	<u>Nationstar Mortgage LLC</u>
Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019

Total Purchase price	\$144,300.00
----------------------	--------------



Assessed Market Value

Bill of Sale		Appraisal
Sales Contract	x	Other FC Sale
Closing Statement		

Instructions

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).

Print Aaron Warner

(Grantor/Grantee/Owner/Agent) circle one

File No.: 936415