

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Susan H. Brasher, Unmarried Woman and Phyllis S. Hultgren, Unmarried Woman

KNOW ALL MEN BY THESE PRESENTS: That Susan H. Brasher, Unmarried Woman and Phyllis S. Hultgren, Unmarried Woman did, on to-wit, the April 17, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for The Mortgage Outlet, Inc., which mortgage is recorded in Instrument 20070424000188180 on April 24, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Nationstar Mortgage LLC.

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 September 28, 2016 and October 5, 2016 and October 12, 2016; and

WHEREAS, on the October 26, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:32 o'clock a.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 RENTAL RESOURCES GROUP, LLC, in the amount of One Hundred Ten Thousand Dollars and No Cents (\$110,000.00), and said property was thereupon sold to the said RENTAL RESOURCES GROUP, 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 One Hundred Ten Thousand Dollars and No Cents (\$110,000.00), cash, the said Susan H. Brasher, Unmarried Woman and Phyllis S. Hultgren, Unmarried Woman, acting by and through the said Nationstar Mortgage LLC, by Meghan Pruitt, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage LLC, by Meghan Pruitt, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Meghan Pruitt, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto RENTAL RESOURCES GROUP, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 12/01/2016
State of Alabama
Deed Tax: \$110.00


20161201000438840 1/3 \$133.00
Shelby Cnty Judge of Probate, AL
12/01/2016 01:15:54 PM FILED/CERT

TO HAVE AND TO HOLD the above described property unto RENTAL RESOURCES GROUP, 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 Meghan Pruitt, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Meghan Pruitt, has executed this instrument in his capacity as such auctioneer on this the October 26, 2016.

Susan H. Brasher, Unmarried Woman and Phyllis S. Hultgren,
Unmarried Woman
Mortgagors

Nationstar Mortgage LLC
Mortgagee or Transferee of Mortgagee

By 
Meghan Pruitt, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Jefferson

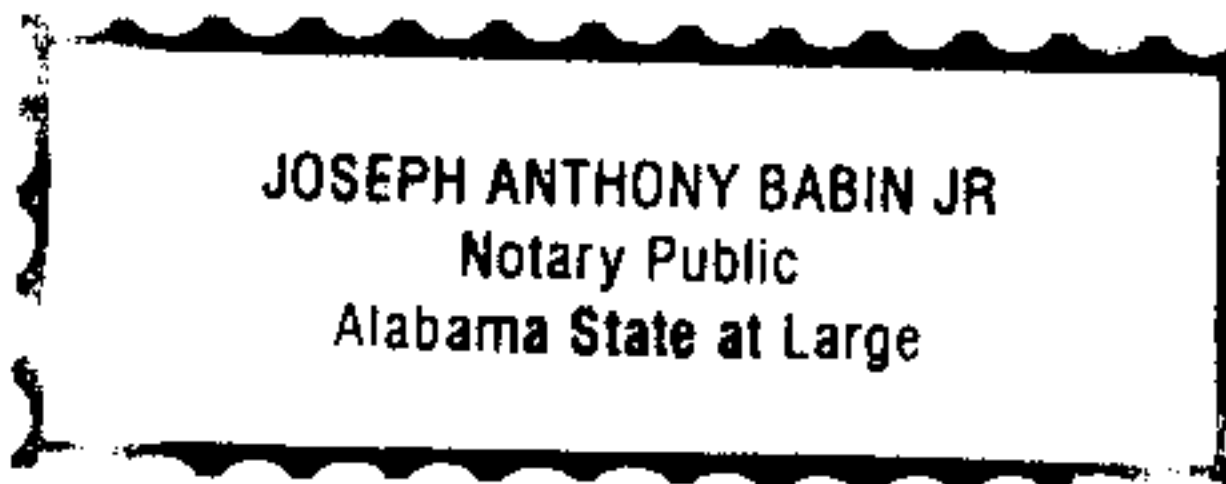
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Meghan Pruitt, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 November 2nd, 2016.


NOTARY PUBLIC 09-02-2018 exp.

MY COMMISSION EXPIRES:

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-010695



20161201000438840 2/3 \$133.00
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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 Susan H Brasher & Phyllis S Hultgren
Mailing Address The Mortgage Outlet Inc

Grantee's Name Rental Resource Group LLC
Mailing Address PO Box 824
Helena, AL 35080

Property Address 504 Baronne Street
Helena, AL 35080

Date of Sale November 2, 2016
Total Purchase Price \$ 110,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20161201000438840 3/3 \$133.00
Shelby Cnty Judge of Probate, AL
12/01/2016 01:15:54 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ 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 11/28/16

☐ Unattested
(verified by)

Print Chris Nelson for Rental Resource Group
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1