

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Leslie Stallings

KNOW ALL MEN BY THESE PRESENTS: That Leslie Stallings did, on to-wit, the August 31, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp., which mortgage is recorded in Instrument Number at 20070913000429100 on September 13, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Nationstar Mortgage LLC as reflected by instrument recorded in Instrument Number, 20160613000202870 of the same Office.

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 November 9, 2016 and November 16, 2016 and November 23, 2016; and

WHEREAS, on the December 14, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:41 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 L & L Property Enterprises LLC, in the amount of Fifty-Five Thousand Dollars and No Cents (\$55,000.00), and said property was thereupon sold to the said L & L Property Enterprises 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 Fifty-Five Thousand Dollars and No Cents (\$55,000.00), cash, the said Leslie Stallings, 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 L & L Property Enterprises LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 302, Building 300, according to the Survey of Allen Drive Condominiums, as recorded in Map Book 37, Page 55, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/08/2017  
State of Alabama  
Deed Tax: \$55.00

  
20170208000048050 1/3 \$79.00  
Shelby Cnty Judge of Probate, AL  
02/08/2017 12:15:08 PM FILED/CERT

TO HAVE AND TO HOLD the above described property unto L & L Property Enterprises 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 January 27, 2017.

Leslie Stallings  
Mortgagors

Nationstar Mortgage LLC  
Mortgagee or Transferee of Mortgagee

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

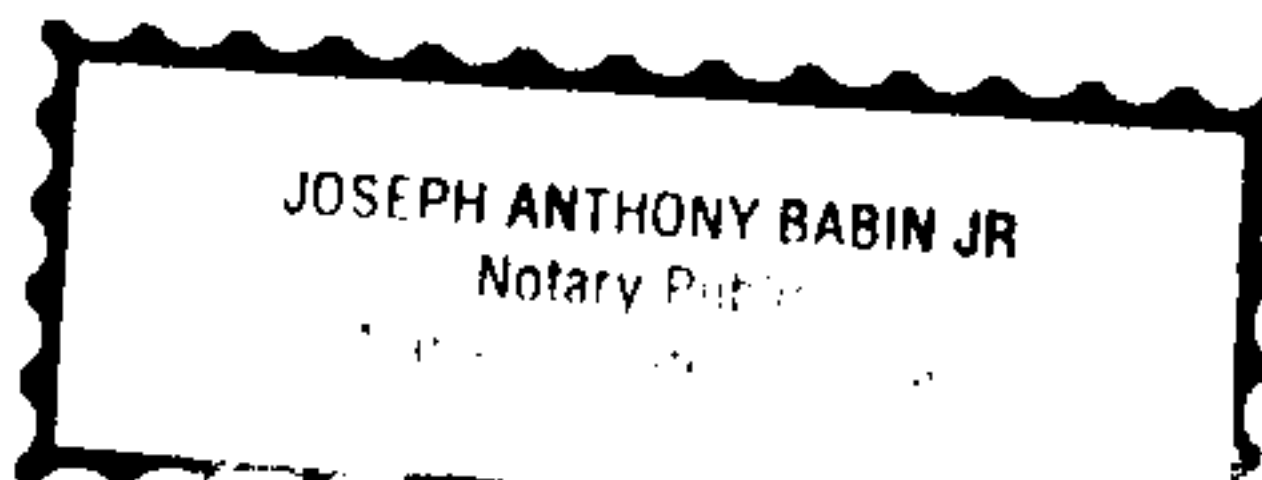
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Meghan Pruitt, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 JANUARY 27, 2017.

Joseph A. Babin Jr.  
NOTARY PUBLIC  
EXP. 09.02.2018

MY COMMISSION EXPIRES:

Instrument prepared by:  
Erin L. Roberts  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
16-009838



20170208000048050 2/3 \$79.00  
Shelby Cnty Judge of Probate, AL  
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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 Leslie Stallings  
Mailing Address C/O Shapiro J  
10130 Perimeter Pk  
Ste 400  
Charlotte, NC  
Property Address 185 Allen Dr  
Unit 302  
Alabaster, AL 35007

Grantee's Name L+L Property Ent LLC  
Mailing Address P.O. Box 1726  
Prichard, AL 35134

Date of Sale 1/27/17  
Total Purchase Price \$ 55,000  
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

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 2/8/17

Print Lucinda Murcia

Sign Lucinda Murcia  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Verified by)