

MORTGAGE FORECLOSURE DEED

20170427000144550 1/2 \$126.00
Shelby Cnty Judge of Probate, AL
04/27/2017 10:50:14 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Naftali M. Thoithi and Pauline W. Kamau, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That Naftali M. Thoithi and Pauline W. Kamau, husband and wife did, on to-wit, the October 20, 2009, execute a mortgage to Quicken Loans, Inc., which mortgage is recorded in Instrument No at 20091110000419140 on November 10, 2009, 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 March 15, 2017 and March 22, 2017 and March 29, 2017; and

WHEREAS, on the April 12, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:16 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 Resource Group LLC, in the amount of One Hundred Eight Thousand Dollars and No Cents (\$108,000.00), and said property was thereupon sold to the said Rental Resource 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 Eight Thousand Dollars and No Cents (\$108,000.00), cash, the said Naftali M. Thoithi and Pauline W. Kamau, husband and wife, acting by and through the said Nationstar Mortgage LLC, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage LLC, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, 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 Resource Group LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Land situated in the County of Shelby in the State of AL.

LOT 27, ACCORDING TO THE MAP AND SURVEY OF PARK PLACE, 4TH ADDITION AS RECORDED IN MAP BOOK 18, PAGE 116 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

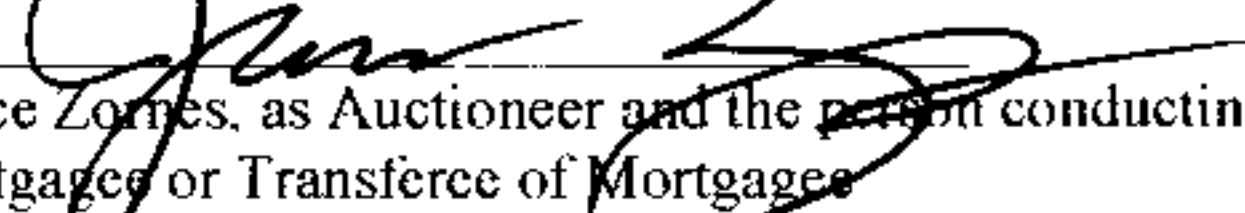
Shelby County, AL 04/27/2017
State of Alabama
Deed Tax: \$108.00

TO HAVE AND TO HOLD the above described property unto Rental Resource 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 Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this the April 19, 2017.

Naftali M. Thoithi and Pauline W. Kamau, husband and wife
Mortgagors

Nationstar Mortgage LLC
Mortgagee or Transferee of Mortgagee

By 
Janice Zornes, 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 Janice Zornes, 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 April 19th, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 2, 2021

MY COMMISSION EXPIRES:

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-012213


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