

**20170511000165040**  
**05/11/2017 03:50:16 PM**  
**FCDEEDS 1/3**

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang  
3145 Avalon Ridge Place  
Suite 100  
Peachtree Corners, GA 30071

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 28th day of February, 2003, ROYCE R. JOHNSON AND BARBARA H. JOHNSON, HUSBAND AND WIFE executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR AMERICAS WHOLESALE LENDER, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on March 6, 2003, at Instrument Number 2003030600013660, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **NATIONSTAR MORTGAGE LLC**, by instrument recorded in at Instrument Number 20170417000129540, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in accordance with the loan terms, and Nationstar Mortgage LLC did declare due all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 29, 2017, April 5, 2017, April 12, 2017, that the property would be sold on April 26, 2017; and

WHEREAS, on April 26, 2017, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage LLC did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, OMEGA REALTY HOLDINGS II, LLC was the highest bidder in the amount of Seventy-Eight Thousand Nine Hundred and 00/100 dollars (\$78,900.00), on the indebtedness secured by said mortgage; and Nationstar Mortgage LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto OMEGA REALTY HOLDINGS II, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 58, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, BUILDING SET-BACK LINES AND RIGHTS OF WAY OF RECORD. ADDRESS: 214 CHASE CREEK CIRCLE, PELLHAM, AL 35124.

TO HAVE AND TO HOLD the above described property unto OMEGA REALTY HOLDINGS II, LLC its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 27th day of April, 2017.

Nationstar Mortgage LLC

By: \_\_\_\_\_

Printed Name: Victor Kang

Its: Attorney

STATE OF GEORGIA  
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Nationstar Mortgage LLC.

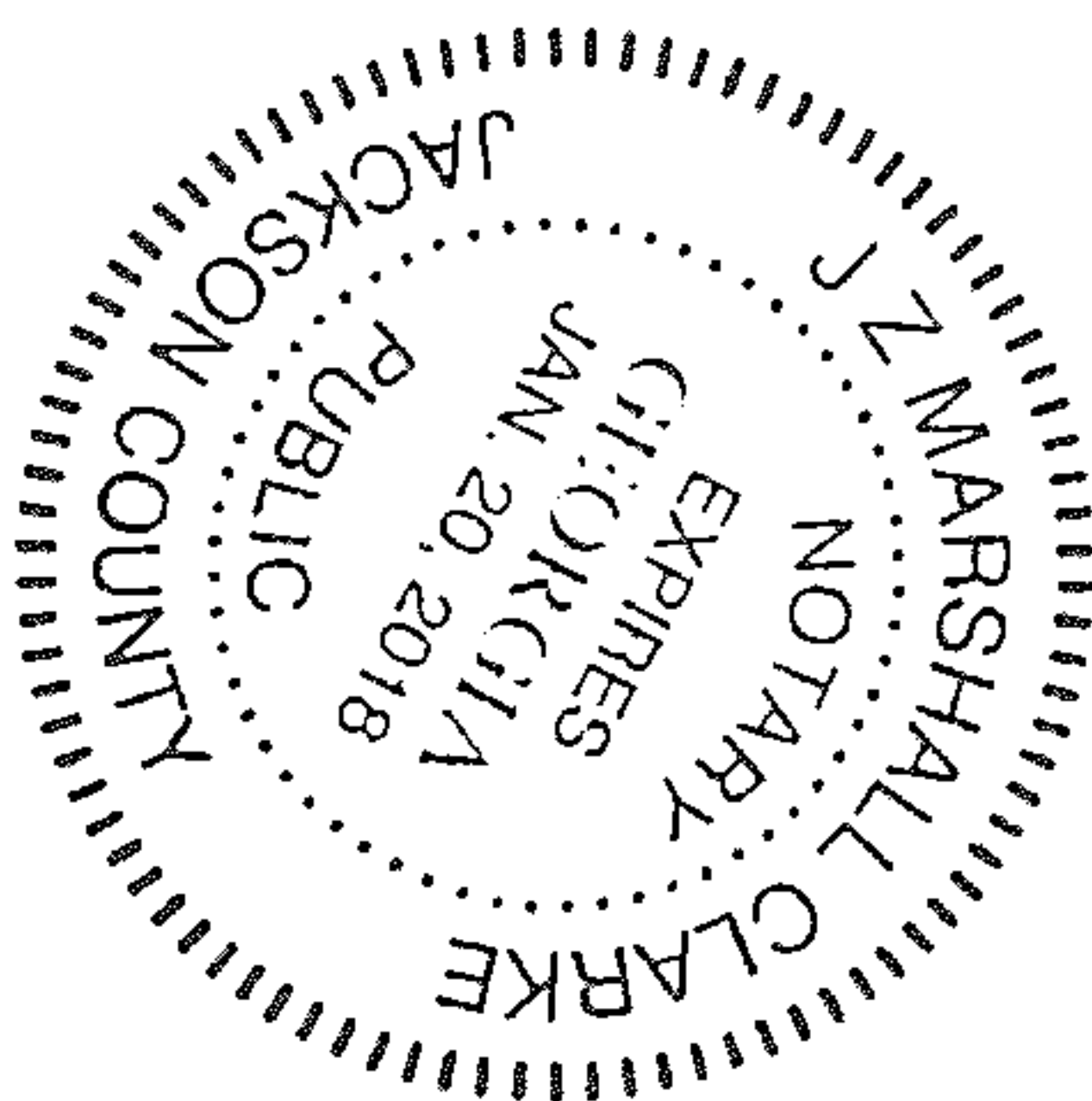
Given under my hand and official seal on this 27th day of April, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

January 20, 2018

(Notary Seal)





Real Estate Sales Validation Form

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

Grantor's Name NationStar Mortgage  
Mailing Address \_\_\_\_\_

Grantee's Name Omega Realty Holdings II  
Mailing Address 3545 Lorna Ridge Drive  
Hoover, AL 36216

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Property Address 214 Chase Creek Cir  
Pelham, AL 35124  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 4/26/2017  
Total Purchase Price \$ 78,900.00

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 Foreclosure Deed

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).

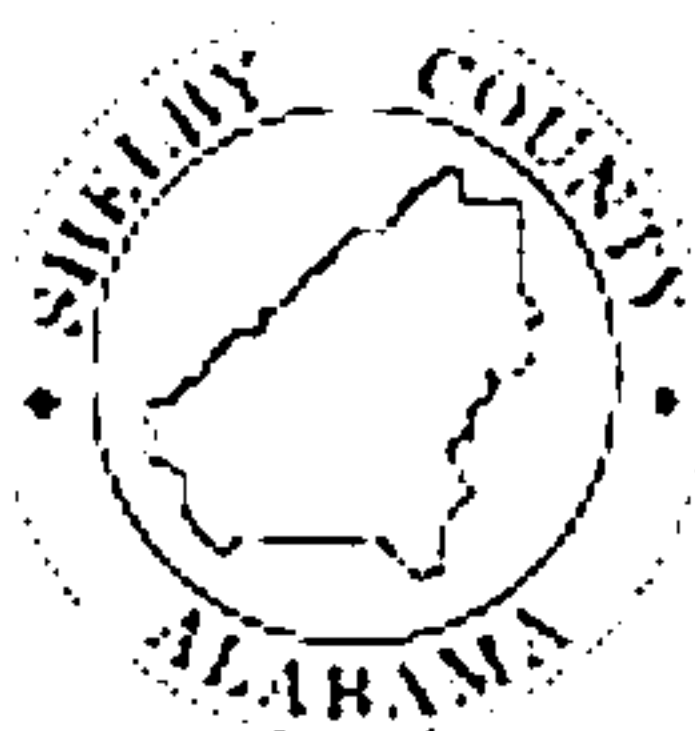
Date 5/11/17

Print Brooke Clayton for Omega Realty Holding

\_\_\_\_ Unattested  
\_\_\_\_\_  
(verified by)

Sign Brooke Clayton  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/11/2017 03:50:16 PM  
\$104.00 JESSICA  
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*[Signature]*