

SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

20170622000223620  
06/22/2017 03:28:47 PM  
DEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

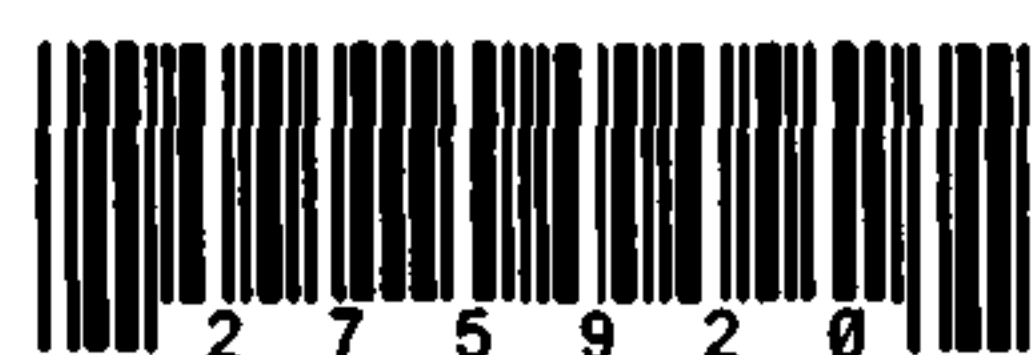
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of November, 2002, Pam Baucom and Aaron Baucom, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for American Pioneer Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021122000583210, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage, LLC, by instrument recorded in Instrument number 20121220000487050, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 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, 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 January 11, 2017, January 18, 2017, and January 25, 2017; and



WHEREAS, on June 14, 2017, the day on which the foreclosure was due to be held under the terms of 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 Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Ninety-Three Thousand Seven Hundred Eighty-Six And 25/100 Dollars (\$93,786.25) on the indebtedness secured by said mortgage, the said Nationstar Mortgage, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at a 5/8 inch rebar set at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama, being the Point of Beginning; thence South 0 degrees 42 minutes 24 seconds West assumed along the West line of said Quarter-Quarter 329.01 feet to a 5/8 rebar set; thence South 88 degrees 43 minutes 17 seconds East 328.39 feet to a 5/8 inch rebar set; thence North 0 degree 31 minutes 46 seconds East 329.40 feet to a 5/8 inch rebar set on the North line of said Quarter-Quarter; thence North 88 degrees 47 minutes 15 seconds West along said line 327.37 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to all easements and appurtenances of record.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, 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 Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 19 day of June, 2017.

Nationstar Mortgage, LLC

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]

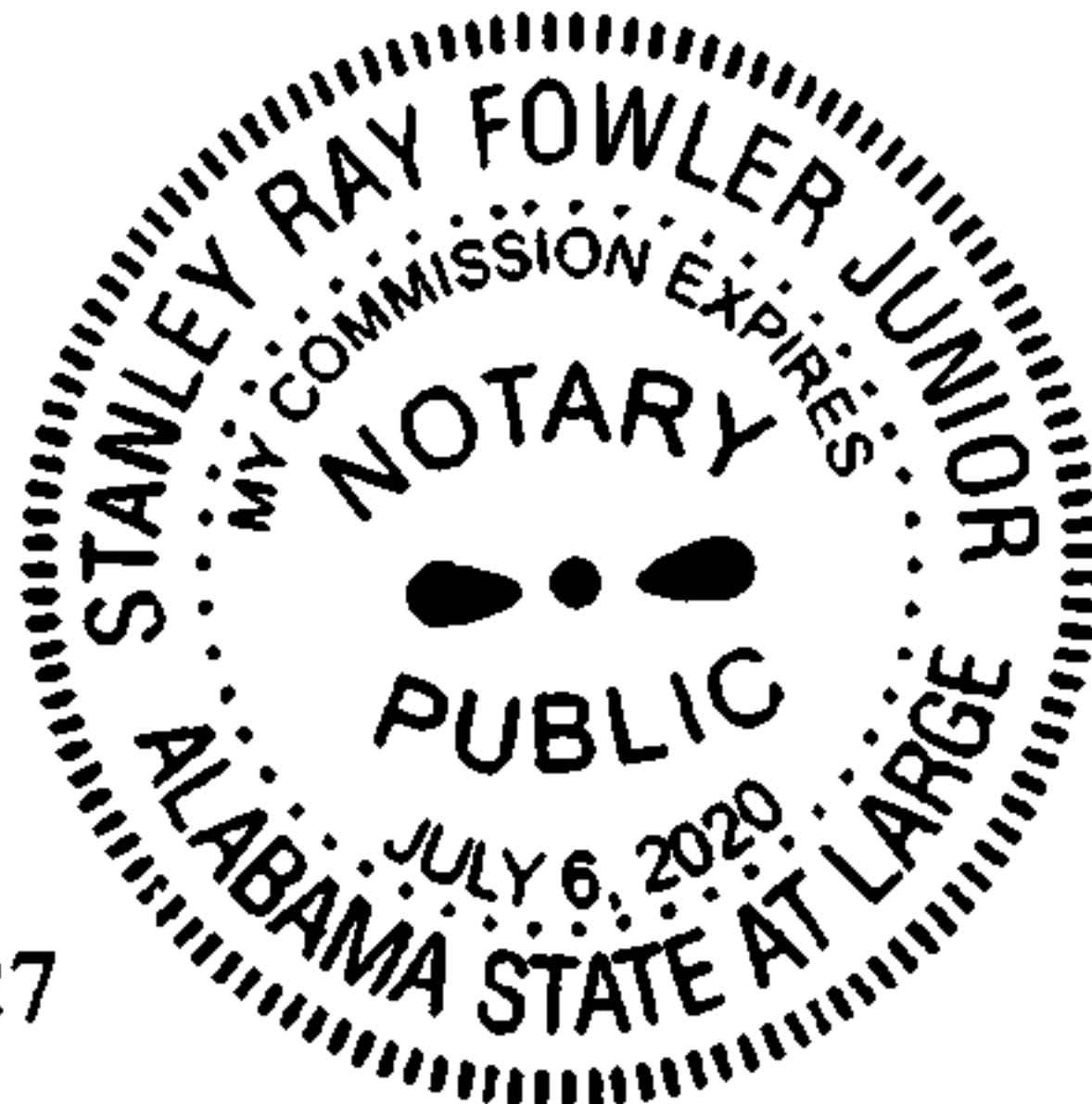
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer 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 auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 19 day of June, 2017.

This instrument prepared by:  
Rebecca Redmond  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



20170622000223620 06/22/2017 03:28:47 PM DEEDS 4/4  
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, LLC  
c/o Nationstar Mortgage, LLC

Grantee's Name Federal National Mortgage Association

Mailing Address 8950 Cypress Waters Boulevard  
Coppell, TX 75019

Mailing Address 13455 Noel Road, Suite 660 Dallas, TX, 75240

Property Address 20554 Highway 55  
Sterrett, AL 35147

Date of Sale 06/14/2017

Total Purchase Price \$93,786.25

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

☐ 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.

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).

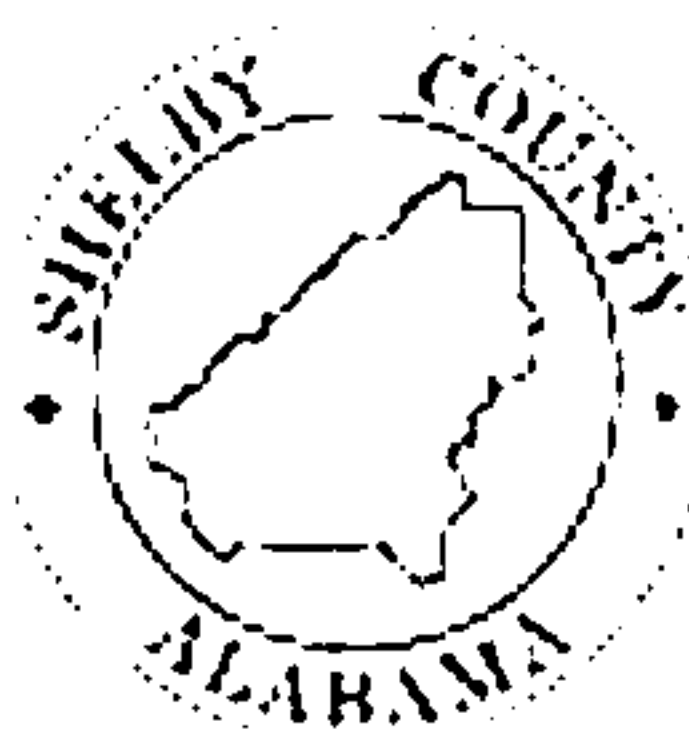
Date 6/14/2017

Print Emily Coyne

☐ Unattested

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

Sign Emily Coyne  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/22/2017 03:28:47 PM  
\$25.00 CHERRY  
20170622000223620

A handwritten signature in dark ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp area.