

20180109000008340  
01/09/2018 07:57:43 AM  
FCDEEDS 1/3

STATE OF ALABAMA )  
COUNTY OF SHELBY ) Odis Lee Carden and April D. Carden, as joint tenants with  
right of survivorship

KNOW ALL MEN BY THESE PRESENTS: That Odis Lee Carden and April D. Carden, as joint tenants with right of survivorship did to-wit, January 21, 2010, execute a mortgage to Mortgage Electronics Registration Systems, Inc., as nominee for First Guaranty Mortgage Corporation, which mortgage is recorded in Instrument # at 201002110000424490 on February 11, 2010, and modified in agreement recorded January 14, 2016 at Instrument # 20160114000014590, 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 #, 20140710000208670 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 October 18, October 25 and November 1; and

WHEREAS, on November 7, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Nationstar Mortgage LLC acting by and through Helen Ball, a representative of auctioneer and attorney Shapiro & Ingle, LLP 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 Nationstar Mortgage LLC, in the amount of \$97,786.76 which sum the said Nationstar Mortgage LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Nationstar Mortgage LLC.

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; and

NOW, THEREFORE, in consideration of the premises and of \$97,786.76, cash, the said Odis Lee Carden and April D. Carden, as joint tenants with right of survivorship, acting pursuant to the authority granted under the said mortgage to Nationstar Mortgage LLC, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Nationstar Mortgage LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

**Commence at the Northeast Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence proceed south along the east boundary of said 1/4-1/4 section for a distance of 210.0 feet to the point of beginning. From this beginning point continue south along the east boundary of said 1/4-1/4 section for a distance of 105.0 feet; thence turn an angle of 58 degrees, 50 minutes to the right and proceed West for a distance of 210.0 feet; thence turn an angle of 91 degrees 10 minutes to the right and proceed North for a distance of 105.0 feet; thence turn an angle of 88 degrees 50 minutes to the right and proceed East for a distance of 210.0 feet to the point of beginning. The above described land is located in the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.**

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

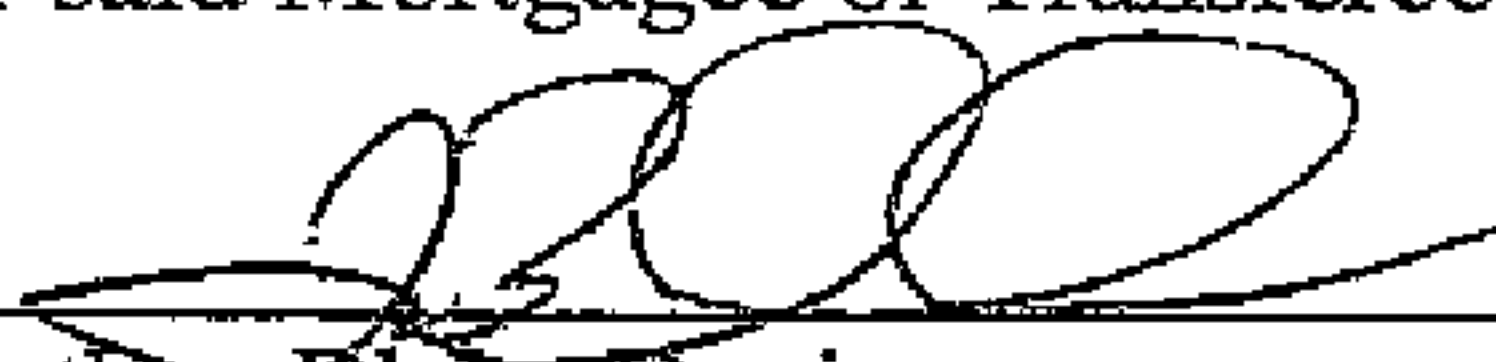
TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this November 7, 2017.

Odis Lee Carden and April D. Carden, as joint tenants with right of survivorship  
Mortgagors

By Nationstar Mortgage LLC  
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

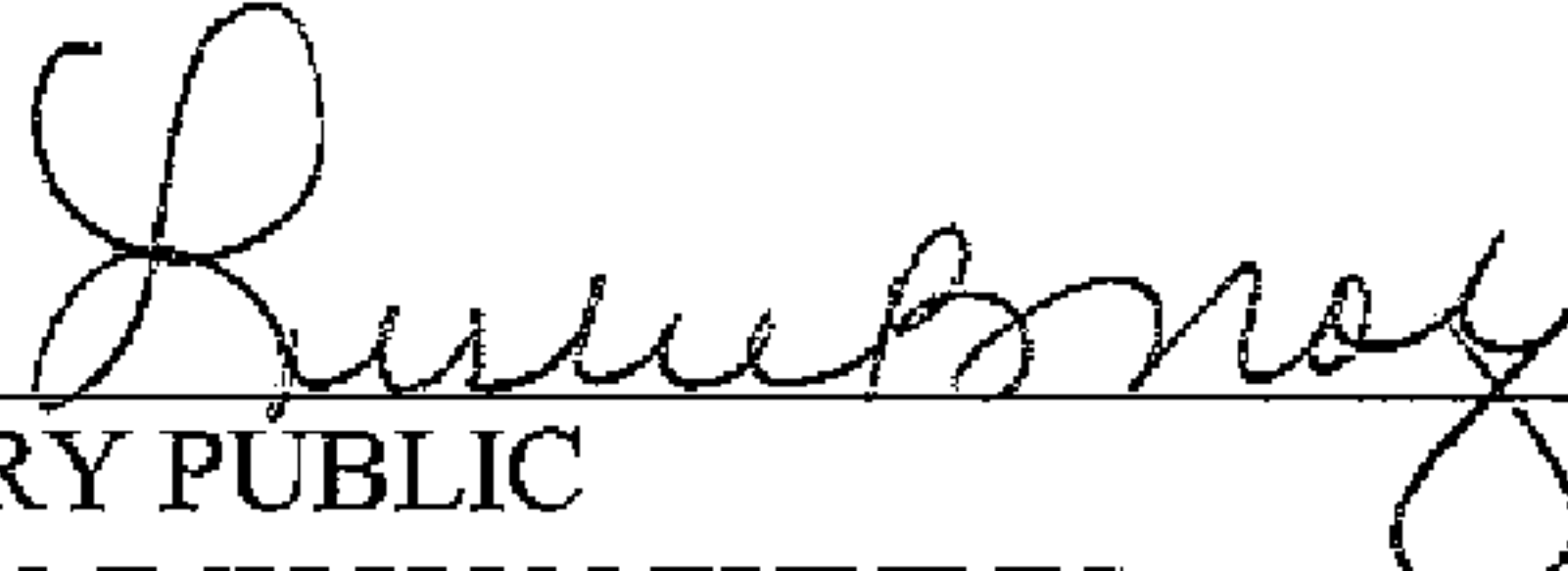
By:   
Name: Jonathan Blake Davis  
Title: Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

20180109000008340 01/09/2018 07:57:43 AM FCDEEDS 2/3

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jonathan Blake Davis, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on November 7 2017

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-007113

Send Tax Notices to:  
Secretary of Housing and Urban Development  
Information Systems & Networks Corporation  
Shepherd Mall Office Complex  
2401 NW 23rd Street, Suite 1D  
Oklahoma City, OK 73107

LESLIE B WOLF  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires February 21, 2021

# Real Estate Sales Validation Form

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

Grantor's Name Odis Lee Carden and April D. Carden, as Grantee's Name Nationstar Mortgage LLC  
joint tenants with right of survivorship  
Mailing Address \_\_\_\_\_ Mailing Address 8950 Cypress Waters Blvd  
Coppell, Texas 75019

**20180109000008340 01/09/2018 07:57:43 AM FCDEEDS 3/3**

Property Address 333 College St Date of Sale November 7, 2017  
Vincent, AL 35178  
Total Purchase Price \$ 97,786.76  
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 Notice of Sale  
☐ 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 of 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 01/08/2018

Print Jonathan Blake Davis

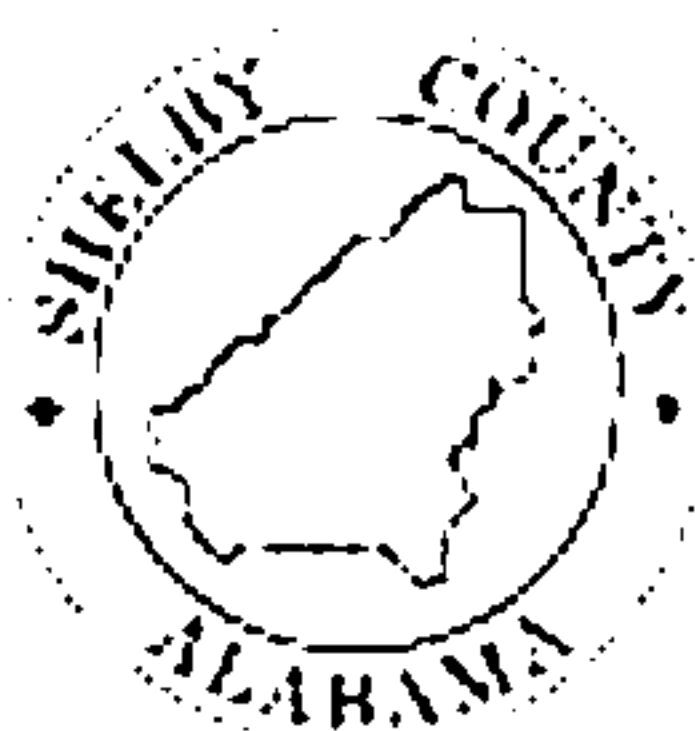
Sign [Signature]

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT - 1**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/09/2018 07:57:43 AM  
\$22.00 CHERRY  
20180109000008340

[Signature]