

MORTGAGE FORECLOSURE DEED

**20180613000208710
06/13/2018 09:14:01 AM
FCDEEDS 1/3**

STATE OF ALABAMA)
Tenants by the Entirety with Rights of Survivorship
COUNTY OF SHELBY)

Holli Lyn Hashemi and John Hashemi, Husband and Wife,

KNOW ALL MEN BY THESE PRESENTS: That Holli Lyn Hashemi and John Hashemi, Husband and Wife, Tenants by the Entirety with Rights of Survivorship did, on to-wit, the November 23, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., which mortgage is recorded in Instrument # at 2010012500024570 on January 25, 2010, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper as reflected by instrument recorded in Instrument #, 20180321000093500 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Nationstar Mortgage LLC d/b/a Mr. Cooper 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 28, 2018 April 4, 2018 April 11, 2018; and

WHEREAS, on the April 30, 2018, 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 d/b/a Mr. Cooper acting by and through Susie Nailen 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 Avalanche Investments, Inc., in the amount of Ninety-Eight Thousand Eight Hundred One Dollars and No Cents (\$98,801.00), which sum the said Nationstar Mortgage LLC d/b/a Mr. Cooper offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Avalanche Investments, Inc., 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; and

NOW, THEREFORE, in consideration of the premises and of Ninety-Eight Thousand Eight Hundred One Dollars and No Cents (\$98,801.00), cash, the said Holli Lyn Hashemi and John Hashemi, Husband and Wife, Tenants by the Entirety with Rights of Survivorship, acting pursuant to the authority granted under the said mortgage to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto Avalanche Investments, Inc., the following described real estate situated in SHELBY County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 29, ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, PAGE 112, IN THE PROBATE OFFICE OF 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.

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IN WITNESS WHEREOF, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the April 30, 2018.

Holli Lyn Hashemi and John Hashemi, Husband and Wife, Tenants by the Entirety with Rights of Survivorship
Mortgagors

By: Nationstar Mortgage LLC d/b/a Mr. Cooper
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: [Signature]
Name: Jonathan Blake Davis
Title: Agent

STATE OF ALABAMA
COUNTY OF SHELBY

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, 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 agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this May 3, 2018.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

PATTY SMITH
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires March 26, 2023

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015219

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 d/b/a
Mailing Address Mr. Cooper
c/o Sapiro & Ingle,LLP
10130Perimeter Pkwy Ste 400
Charlotte, NC 28216

Grantee's Name Avalanche Investments, Inc.
Mailing Address 236 River Front St.
Pelham, AL 35125

Property Address 157 Sommersby Cir
Pelham, AL 35124

Date of Sale 4/30/18

Total Purchase Price \$ 98,801.00

or

Actual Value \$

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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 4/30/18

Print Karen Wallace

☐ Unattested

Sign

Karen Wallace

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 09:14:01 AM
\$120.00 CHERRY
20180613000208710

[Signature]

Form RT-1