

PREPARED BY:

Matthew W. Penhale, Esq.
McCallu Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

20180711000245500
07/11/2018 08:13:58 AM
FCDEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20071206000553970

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 28, 2007, Alvin N Bird, Jr. and Betty D. Bird, Mortgagor, did execute a certain mortgage to American Reverse Mortgage Corporation, which said mortgage is recorded in Instrument No. 20071206000553970, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as transferee, said transfer is recorded in Instrument 20121119000444990, aforesaid records, and Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 05/02/2018, 05/09/2018, 05/16/2018, 06/06/2018; and

WHEREAS, on June 25, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:45 o'clock am between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage LLC d/b/a Champion Mortgage Company did offer for sale and sell at public outcry, in front of the main entrance 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 d/b/a Champion Mortgage Company in the amount of **ONE HUNDRED TWO THOUSAND DOLLARS AND NO CENTS (\$102,000.00)** which sum the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED TWO THOUSAND DOLLARS AND NO CENTS (\$102,000.00), cash, on the indebtedness secured by said mortgage, the said Alvin N Bird, Jr. and Betty D. Bird, acting by and through the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Nationstar Mortgage LLC d/b/a Champion Mortgage Company, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain land situated in the State of AL, County of Shelby, City of Columbiana, described as follows:

Beginning at the intersection of the East line of Catherine Street with the South line of East College Street and run in a Southerly direction along the East line of Catherine Street 235 feet to a point; thence turn an angle of 100 Deg. 10 Min. to the left and run in an Easterly direction along the hedge row 102.5 feet to a point; thence turn an angle of 104 Deg. 46 Min. to the left and run in a Northerly direction along an existing fence and rock wall 238.8 feet to the South line of East College Street; thence turn an angle of 98 Deg. 49 Min. to the left and run in a

Westerly direction along the South line of East College Street 75.8 feet to the Point of Beginning.

Being all of that certain property conveyed to Alvin N. Bird, Jr. and Betty D. Bird from Alvin N. Bird, Jr. and Betty D. Bird, by deed dated 05/07/99 and recorded 05/11/99 as Instrument No. 1999-19593 of official records.

APN: 21-7-25-2-003-016-000

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage LLC d/b/a Champion Mortgage Company, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Alvin N Bird, Jr and Betty D. Bird, Mortgagor(s) by the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 6 day of July, 2018.

Alvin N Bird, Jr. and Betty D. Bird, Mortgagor(s)

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Mortgagee
or Transferee of Mortgagee

By:
(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for 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 the same date.

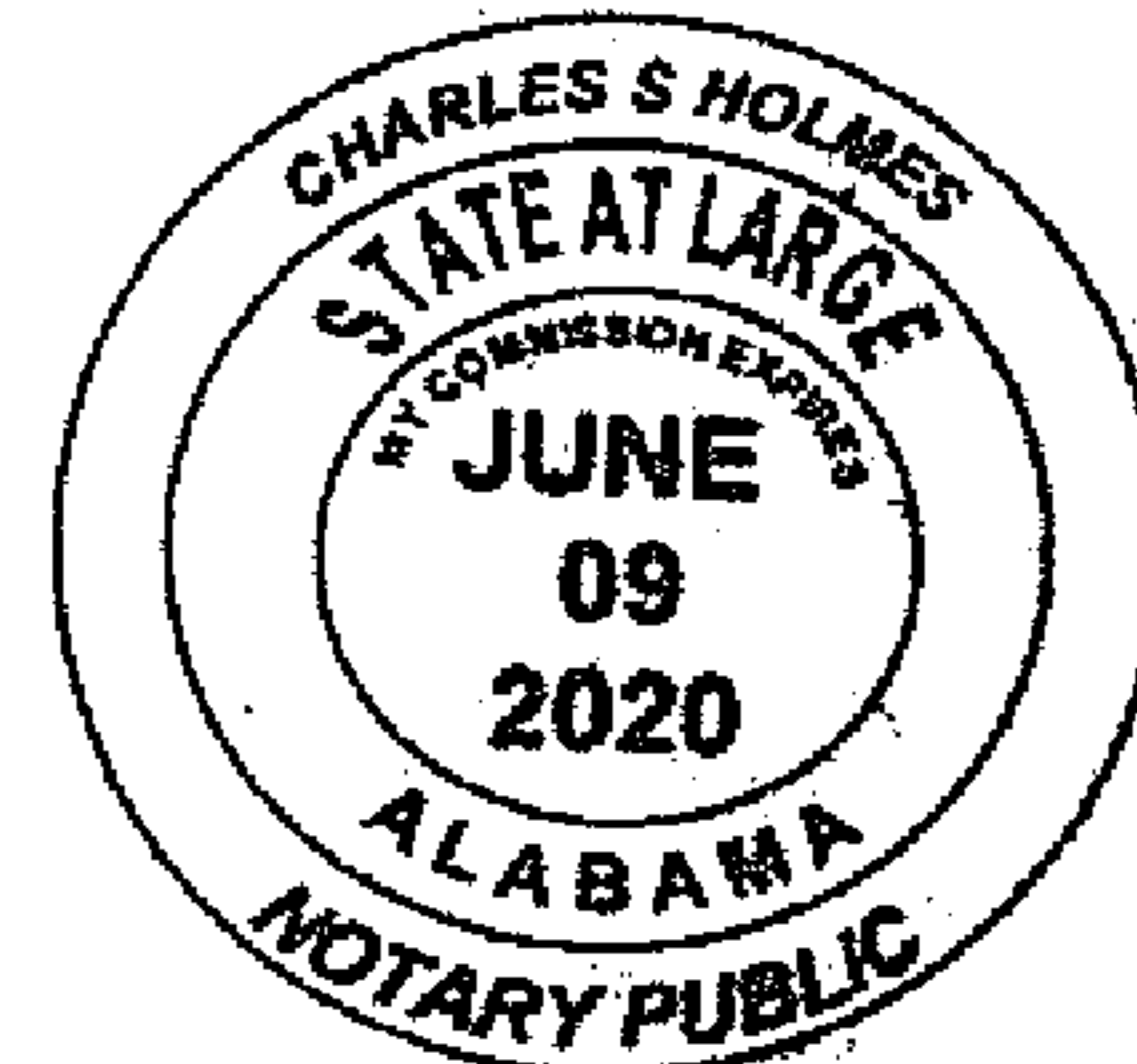
Given under my hand and official seal this 6 day of July, 2018.

NOTARY PUBLIC

My Commission Expires:

June 9 2020

Grantee Name / Send tax notice to:
ATTN:
CHAMPION MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Alvin N Bird, Jr and Betty D. Bird	Grantee's Name	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mailing Address	301 East College St Columbiana, AL 35051	Mailing Address	8950 Cypress Waters Boulevard Coppell, TX 75019
Property Address	301 East College St Columbiana, AL 35051	Date of Sale	June 25, 2018
		Total Purchase price	\$102,000.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

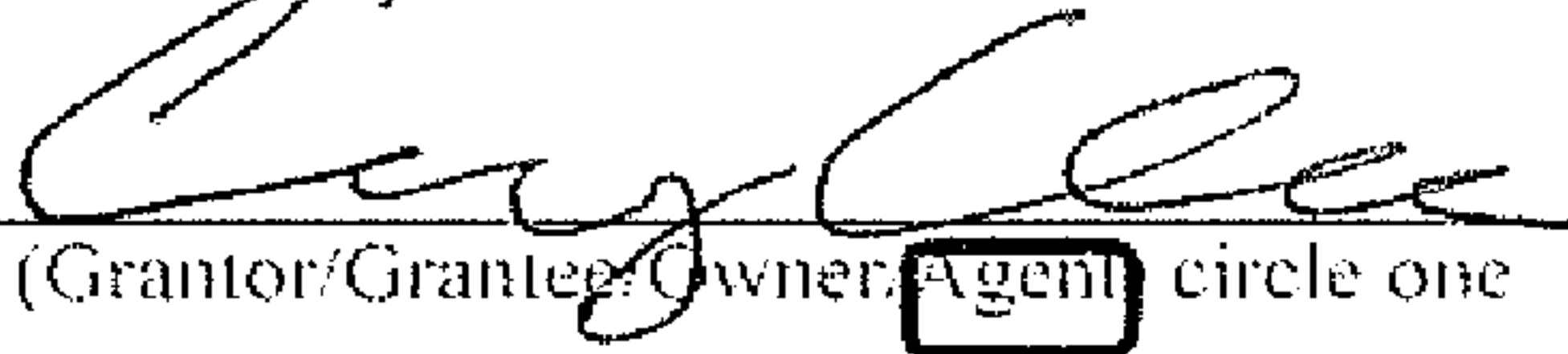
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 6/26/18Print Cory Clark

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent circle one)

Form RT-1

File No.: 926618



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2018 08:13:58 AM
\$25.00 DEBBIE
20180711000245500