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FCDEEDS 1/3

PREPARED BY:

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McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20120329000107990

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 22, 2012, **Donald G. Hall, An Unmarried Man , Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Network Funding, L.P.**, which said mortgage is recorded in Instrument No. 20120329000107990, 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 20120918000363620 and re-recorded in Instrument 20130201000044060, 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 07/11/2018,07/18/2018,07/25/2018; and

WHEREAS, on September 17, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:26 o'clock and pm 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 Montevallo, 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 REO Sub 1B LLC in the amount of **SIXTY-FOUR THOUSAND FIVE HUNDRED THIRTY-TWO DOLLARS AND THIRTY-THREE CENTS (\$64,532.33)** 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 REO Sub 1B LLC; 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 SIXTY-FOUR THOUSAND FIVE HUNDRED THIRTY-TWO DOLLARS AND THIRTY-THREE CENTS (\$64,532.33), cash, on the indebtedness secured by said mortgage, the said Donald G. Hall, An Unmarried Man , acting by and through the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company as transferee, by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Nationstar REO Sub 1B LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

FROM THE NE CORNER OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID S 1/2 OF THE NE 1/4 OF NW 1/4 OF SECTION 7, A DISTANCE OF 116.5 FEET MORE OR LESS TO POINT ON THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD NO. 21 FOR THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, FOR 210 FEET; THENCE TURN AN ANGLE OF 76 DEGREES 20 MINUTES TO LEFT AND RUN SOUTHWESTERLY FOR 210.0 FEET;

THENCE TURN AN ANGLE OF 103 DEGREES 40 MINUTES TO LEFT AND RUN EASTERLY 210.0 FEET TO POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 21; THENCE TURN AN ANGLE OF 76 DEGREES 20 MINUTES TO THE LEFT AND RUN NORTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 21, 210.10 FEET MORE OR LESS TO POINT OF BEGINNING, BEING A PART OF THE S 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, AND BEING ONE ACRE, MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO STEPIEN R. HALL, PURSUANT TO DEED RECORDED IN DEED BOOK 091, PAGE 402, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST AND GO WEST ALONG THE NORTH BOUNDARY OF SAID S 1/2 OF THE NE 1/4 OF THE NW 1/4 FOR 116.50 FEET TO A POINT ON THE WEST BOUNDARY OF SHELBY COUNTY HIGHWAY NO. 89; THENCE SOUTH 13 DEGREES 40 MINUTES 58 SECONDS WEST ALONG SAID WEST BOUNDARY FOR 112.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 96.00 FEET; THENCE WEST FOR 209.74 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 58 SECONDS EAST FOR 96.00 FEET; THENCE EAST FOR 209.74 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: EASEMENT FOR WATER PIPE LINE AS SHOWN BY DEED RECORDED IN DEED BOOK 177, PAGE 309.

PARCEL ID NO. 35-3-07-0-001-009.000

TO HAVE AND TO HOLD the above described property unto Nationstar REO Sub 1B LLC, 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, Donald G. Hall, An Unmarried Man, Mortgagor(s) by the said Nationstar Mortgage LLC d/b/a Champion Mortgage Company have caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Michael Corvin has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 22nd day of September, 2018.

Donald G. Hall, 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 Michael Corvin, 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 22nd day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

3-8-22

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

| Real Estate Sales Validation Form | |
|---|--|
| <i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i> | |

| | |
|---|--|
| Grantor's Name <u>Donald G. Hall</u> Mailing Address <u>1451 Hwy 89</u> <u>Montevallo, AL 35115</u> | Grantee's Name <u>Nationstar REO Sub 1B LLC</u> Mailing Address <u>8950 Cypress Waters Boulevard</u> <u>Coppell, TX 75019</u> |
| Property Address <u>1451 Hwy 89</u> <u>Montevallo, AL 35115</u> | Date of Sale <u>September 17, 2018</u> Total Purchase price <u>\$64,532.33</u> 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)

| | |
|---------------------------------|--------------------------------------|
| <u> </u> Bill of Sale | <u> </u> Appraisal |
| <u> </u> Sales Contract | <u> </u> x Other <u>FC Sale</u> |
| <u> </u> 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 9/19/18

Print Cory Clark

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2018 01:37:38 PM
 \$120.90 CHERRY
 20181001000349320

Allen S. Bayl