

20181026000380630
10/26/2018 02:12:55 PM
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 10th day of December, 2002, ROSALEA KRAMER, an unmarried woman executed that certain mortgage on real property hereinafter described to ABN AMRO MORTGAGE GROUP INC., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on January 2, 2003, at Instrument Number 20030102000001530, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, by instrument recorded in at Instrument Number 20180821000299850, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Nationstar Mortgage LLC d/b/a Mr. Cooper did declare due 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 September 12, 2018, September 19, 2018, September 26, 2018, that the property would be sold on October 15, 2018; and

WHEREAS, on October 15, 2018, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Nationstar Mortgage LLC d/b/a Mr. Cooper did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Nationstar Mortgage LLC d/b/a Mr. Cooper was the highest bidder in the amount of Twenty-Nine Thousand Five Hundred Fifty-Five and 51/100 dollars (\$29,555.51), on the indebtedness secured by said mortgage; and Nationstar Mortgage LLC d/b/a Mr. Cooper, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto FEDERAL HOME LOAN MORTGAGE CORPORATION, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

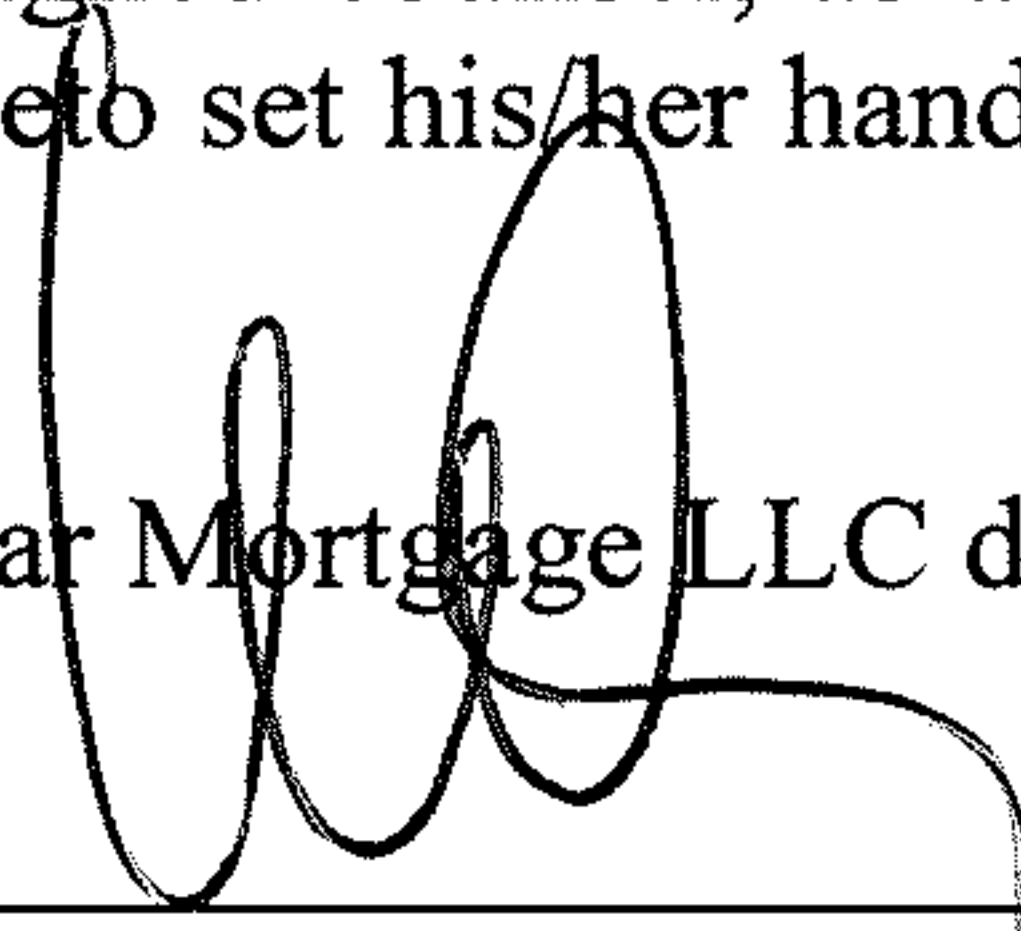
A PARCEL OF LAND LYING IN THE NW 1/4; NE 1/4; SECTION 13; TOWNSHIP 21 SOUTH; RANGE 3 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NE CORNER OF THE SAID NW 1/4; NE 1/4; SECTION 13, TOWNSHIP 21 SOUTH; RANGE 3 WEST, RUN SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 178.18 FEET TO AN IRON MARKER ON THE NORTHWEST RIGHT OF WAY LINE OF THE ELLIOTTSVILLE-SAGINAW ROAD BY A STREAM AT THE NE END OF THE STONE BRIDGE. THENCE TURN AN ANGLE OF 59 DEGREES 12 MINUTES TO THE LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 240.00 FEET TO AN IRON MARKER ON THE SE RIGHT OF WAY LINE OF THE SAID ELLIOTTSVILLE-SAGINAW ROAD, NEAR THE BANK OF A STREAM. THENCE TURN AN ANGLE OF 60 DEGREES 13 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 6402 FEET TO AN IRON MARKER, THE POINT OF BEGINNING. THENCE TURN AN ANGLE OF 44 DEGREES 16 MINUTES TO THE RIGHT AND RUN

SOUTHWESTERLY A DISTANCE OF 90.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 8 DEGREES 14 MINUTES TO THE LEFT AND TURN SOUTHERLY A DISTANCE OF 181.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 72 DEGREES 01 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 76.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 107 DEGREES 34 MINUTES TO THE LEFT AND RUN NORTHEASTERLY ALONG THE PROPERTY LINE, A DISTANCE OF 240.0 FEET TO AN IRON MARKER BY A ROAD. THENCE TURN AN ANGLE OF 48 DEGREES 52 MINUTES TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 81.6 FEET TO A POINT OF BEGINNING. SAID PARCEL OF LAND LIES IN THE SAID NW 1/4 NE 1/4; SECTION 13, TOWNSHIP 21 SOUTH; RANGE 3 WEST. THERE ARE TO BE NO WELLS RUINED OR DUG ON THE ABOVE PROPERTY.

TO HAVE AND TO HOLD the above described property unto FEDERAL HOME LOAN MORTGAGE CORPORATION its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC d/b/a Mr. Cooper, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 22nd day of October, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: 
 Printed Name: Victor Kang
 Its: Attorney

STATE OF GEORGIA
 COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper.

Given under my hand and official seal on this 22nd day of October, 2018.


 Notary Public

My Commission Expires:
 April 8, 2022



Real Estate Sales Validation Form

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

Grantor's Name ROSALEA KRAMER
Mailing Address 30 FULTON SPRINGS LN, ALABASTER, AL 35007

Grantee's Name Nationstar Mortgage LLC d/b/a Mr. Cooper
Mailing Address 8950 Cypress Waters Blvd.
Coppell, TX 75019

Property Address 30 FULTON SPRINGS LN, ALABASTER, AL 35007

Date of Sale 10/15/2018

Total Purchase Price \$ 29,555.51

or

Actual Value \$

Assessor's Market Value \$

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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 MORTGAGE 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 10/26/2018

Print Heather L. Sanford

Unattested

Sign Heather L. Sanford

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2018 02:12:55 PM
\$22.00 CHERRY
20181026000380630

Allen S. Boyd

Form RT-1