

20181220000444290
12/20/2018 08:19:34 AM
FCDEEDS 1/3

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of February, 2002, Glenda N. Eggler, Bobby R. Bright, and Lori A. Bright, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2002-08440, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper, by instrument recorded in Instrument No. 20130531000222280, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 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, 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 October 31, 2018, November 7, 2018 and November 14, 2018; and

WHEREAS, on November 26, 2018 the day on which the foreclosure was due to be held under the terms of 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 Columbiana, Shelby County, Alabama, the property hereinafter* described; and

WHEREAS, Nationstar Mortgage LLC d/b/a Mr. Cooper was the highest bidder and best bidder in the amount of \$35,380.02 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, by and through John M. Robison as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Nationstar Mortgage LLC d/b/a Mr. Cooper all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE THEREOF, A

DISTANCE OF 480.25 FEET TO A POINT; THENCE LEFT 88 DEGREES 46 MINUTES 34 SECONDS AND RUN A DISTANCE OF 516.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 350.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280 AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 38 SECONDS AND RADIUS OF 2043.48 FEET; THENCE DEFLECT LEFT (MEASURED FROM LAST DESCRIBED COURSE) AND RUN ALONG THE CHORD OF SAID CURVE A DISTANCE OF 51.69 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2043.48 FEET AND SUBTENDING A CENTRAL ANGLE OF 2 DEGREES 34 MINUTES 08 SECONDS; THENCE SOUTHWEST ALONG ARC OF CURVE, A DISTANCE OF 91.62 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 13.39 FEET; THENCE 71 DEGREES 08 MINUTES 30 SECONDS LEFT SOUTHERLY A DISTANCE OF 350.00 FEET; THENCE TURN LEFT AND RUN NORTHEASTERLY TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage LLC d/b/a Mr. Cooper its successors/heirs and assigns, forever, subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, and other matters of record in aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC d/b/a Mr. Cooper has caused this instrument to be executed by and through John M. Robison, as auctioneer conducting said sale for said Transferee, and said John M. Robison, as said auctioneer, has hereto set its hand and seal on this 12 day of December, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: John M. Robison
Its: Auctioneer

By: John M. Robison

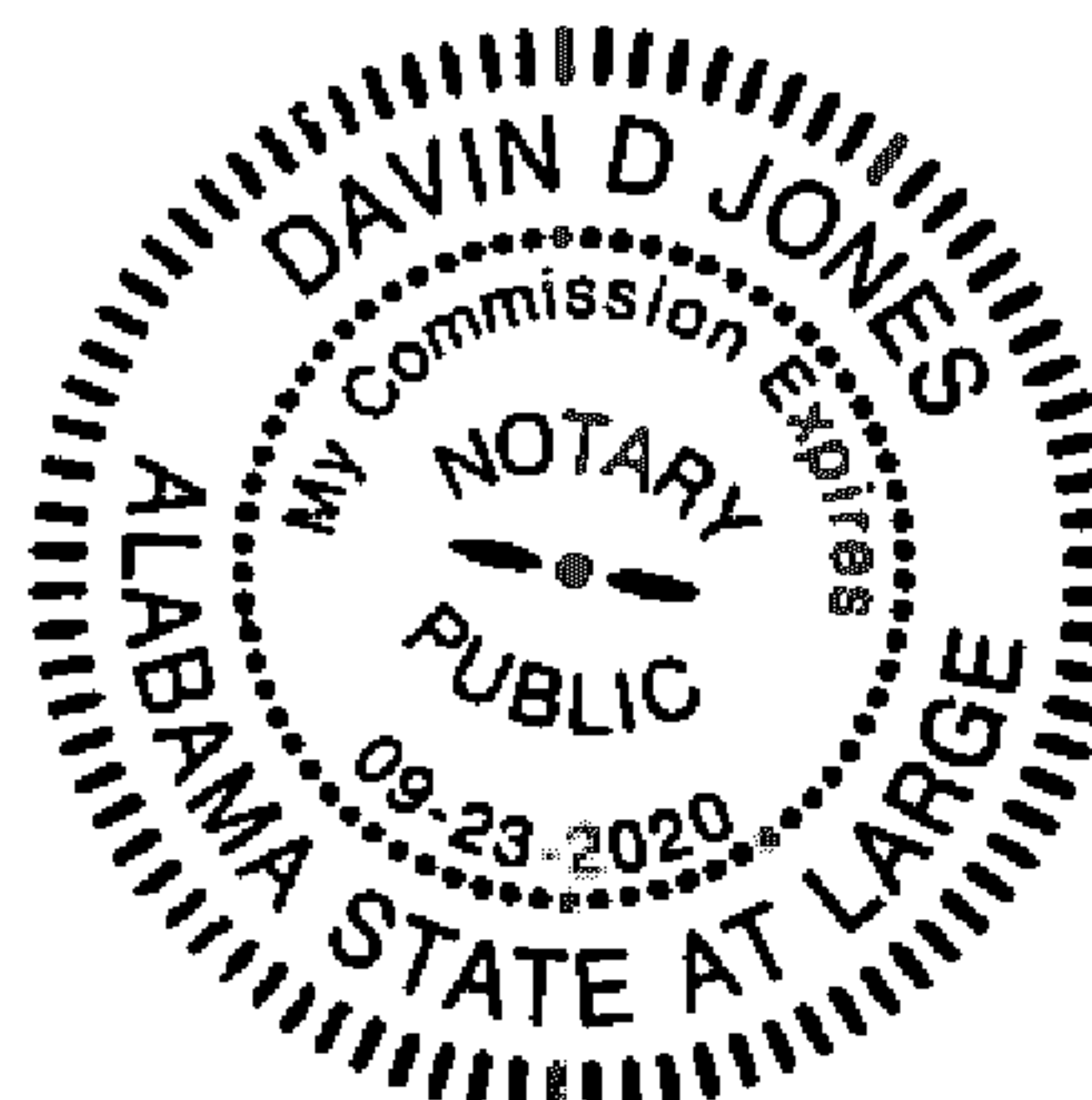
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Robison whose name as auctioneer of Auction.com, a corporation, acting in its capacity as auctioneer 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 auctioneer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 12th day of December 2018.

Davin D Jones
Notary Public
My Commission Expires: 09-23-2020

This instrument prepared by:
Sady Mankin, Esq.
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
18-026049



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
Mailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019

Grantee's Name Nationstar Mortgage LLC
Mailing Address 8950 Cypress Waters Blvd
Coppell TX 75019

20181220000444290 12/20/2018 08:19:34 AM FCDEEDS 3/3

Property Address 8119 Old Hwy 280
Chelsea, AL 35043

Date of Sale 11/26/2018

Total Purchase Price \$ 35380.02

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
12/20/2018 08:19:34 AM
\$23.00 CHERRY
20181220000444290

Ann S. Byrd

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 Bid Instructions

☐ 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 12/18/2018

Print Machenta Ramdeholl

☐ Unattested

Sign Machenta Ramdeholl

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1