

20190206000039830
02/06/2019 02:25:24 PM
FCDEEDS 1/4

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 24th day of November, 2006, Brian V Marvin and Jerri A Marvin, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20061206000590770 said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper, by that instrument recorded in Instrument No. 20181001000348900 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 24, 2018, October 31, 2018 and November 7, 2018; and

WHEREAS, on January 7, 2019 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 \$298,359.65 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, by and through Lansing Skidmore 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:

LOT 1-B, ACCORDING TO THE JORDAN RESURVEY OF LOT 1 OF BOSSHART RESURVEY OF PARCEL "L" TRACT NINE SUBDIVISION, SAID RESURVEY RECORDED IN MAP BOOK 29, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO AND TOGETHER WITH AND SUBJECT TO:

A 30' FOOT WIDE PRIVATE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 1 OF SAID BOSSHART RESURVEY OF PARCEL "L" – TRACT NINE SUBDIVISION, MAP BOOK 13, PAGE 60, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30 FOOT WIDE PRIVATE INGRESS-EGRESS EASEMENT; THENCE 64 DEGREES 20 MINUTES 15 SECONDS LEFT AND RUN NORTHWESTERLY FOR 464.98 FEET TO A POINT; THENCE 36 DEGREES 35 MINUTES 43 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 99.48 FEET TO A POINT; THENCE 19 DEGREES 36 MINUTES 00 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 92.32 FEET TO A POINT; THENCE 29 DEGREES 05 MINUTES 20 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 91.34 FEET TO A POINT; THENCE 05 DEGREES 00 MINUTES 50 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 84.50 FEET TO A POINT; THENCE 13 DEGREES 12 MINUTES 20 SECONDS LEFT AND RUN NORTHEASTERLY FOR 51.13 FEET TO A POINT; THENCE 03 SECONDS 03 MINUTES 25 SECONDS LEFT AND RUN NORTHEASTERLY FOR 50.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE END OF SAID EASEMENT.

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 Lansing Skidmore, as auctioneer conducting said sale for said Transferee, and said Lansing Skidmore, as said auctioneer, has hereto set its hand and seal on this 22nd day of January, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper

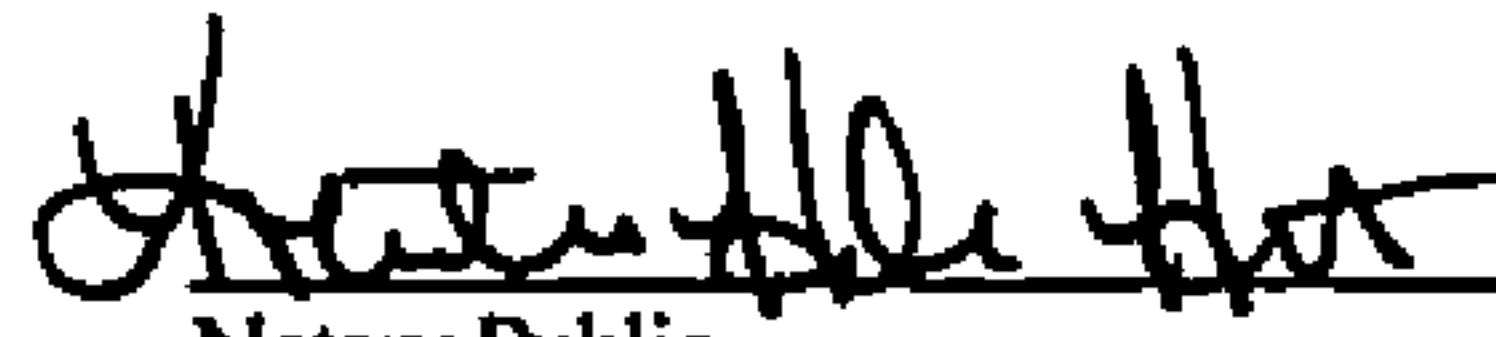
By: Lansing Skidmore
Its: Auctioneer

By: 

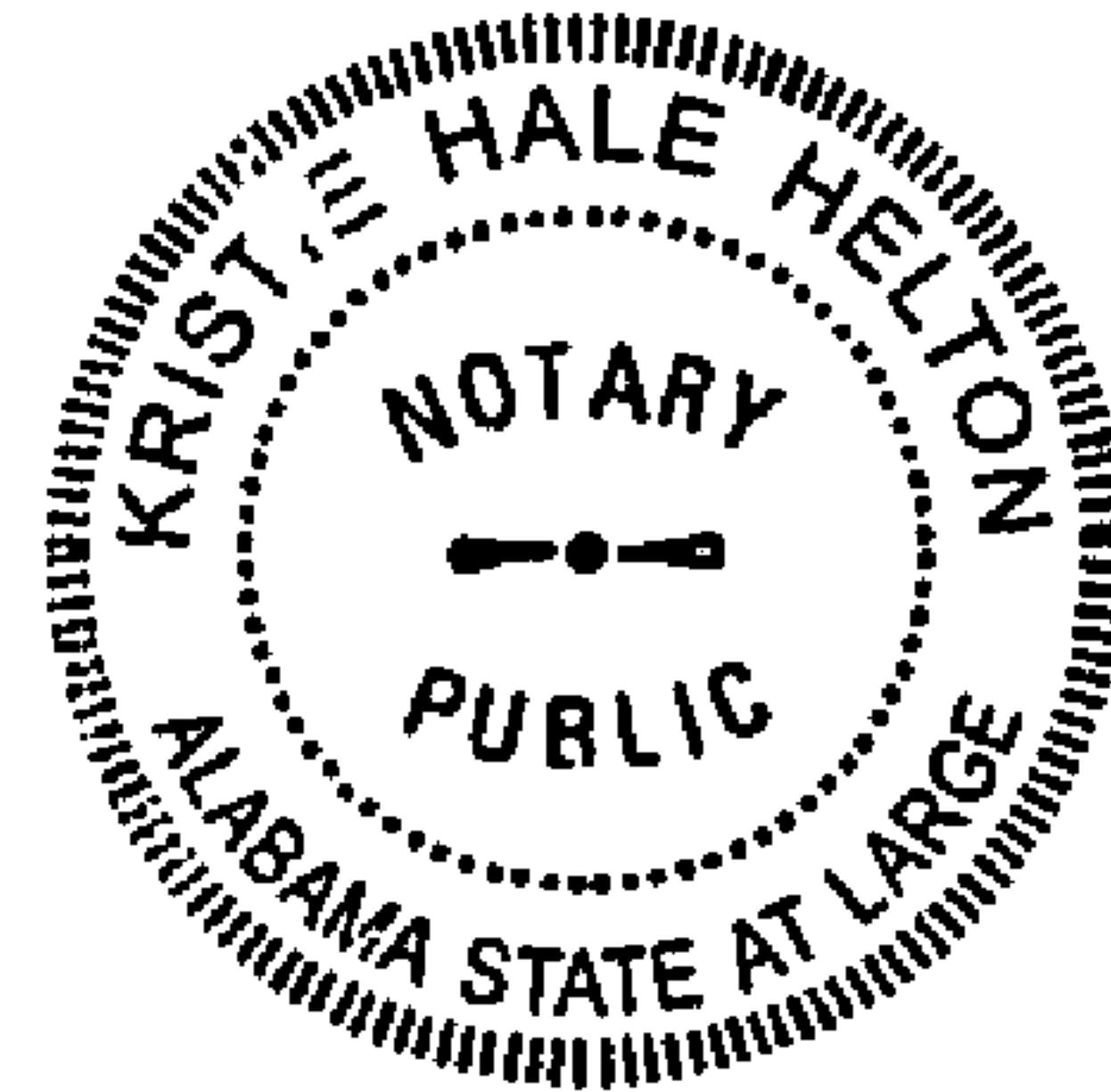
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lansing Skidmore 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 22 day of Jan 2019.


Notary Public
My Commission Expires: 7-18-21

This instrument prepared by:
Sady Mauldin, Esq.
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
18-023814



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

Property Address 655 Mountain View Lane
Colimbiana AL 35051

Date of Sale 1/7/2019
 Total Purchase Price \$ 298359.65

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
 02/06/2019 02:25:24 PM
 \$30.00 CHERRY
 20190206000039830

Allen 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other Bid Instructions

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 2/06/2019

Print Machenta Ramdeholl

☐ Unattested

(verified by)

Sign Machenta Ramdeholl

(Grantor/Grantee/Owner/Agent) circle one