


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

  
20190219000053510 1/3 \$128.00  
Shelby Cnty Judge of Probate, AL  
02/19/2019 03:32:06 PM FILED/CERT

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of May, 2010, Shanelle Johnson and Aaron Johnson, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company Ltd. which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20100520000159040, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper, by that instrument recorded in Instrument No. 20181127000414410, 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 December 19, 2018, December 26, 2018 and January 2, 2019; and

WHEREAS, on January 28, 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, BHM CAPTIAL, LLC was the highest bidder and best bidder in the amount of \$102,000.00 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 BHM CAPTIAL, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Shelby County, AL 02/19/2019  
State of Alabama  
Deed Tax: \$102.00

TO HAVE AND TO HOLD the above described property unto BHM CAPITAL, LLC 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 12<sup>th</sup> day of February, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: Lansing Skidmore  
Its: Auctioneer

By: [Signature]

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 12<sup>th</sup> day of February, 2019.

[Signature]  
Notary Public  
My Commission Expires: 05/28/2019

This instrument prepared by:  
Sady Mauldin, Esq.  
Albertelli Law  
One Independence Plaza, Suite 416  
Birmingham, AL 35209  
18-028309

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## 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 D/B/A MR. COOPER  
110 12TH STREET NORTH  
BIRMINGHAM, AL 35203

Grantee's Name BHM CAPITAL, LLC  
 Mailing Address 110 12TH STREET NORTH  
BIRMINGHAM, AL 35203

Property Address 5017 KENSINGTON PLACE  
CALERA, AL 35040

Date of Sale 1-28-19  
 Total Purchase Price \$102,000.00

or  
 Actual Value \$

or  
 Assessor's 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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other FORECLOSURE BID PRICE

☐ 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 2/19/19

Print

Danielle Bowling

Sign

Danielle Bowling

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified hv)

eForms



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By

Form RT-1