


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


20190318000085820 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/18/2019 02:41:06 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of February, 2007, Donald T. McAuliffe and Kimberly J. McAuliffe, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for HSBC Mortgage Corporation (USA), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070305000096870 said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1, by that instrument recorded in Instrument No. 20180731000272490 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 Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 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, November 14, 2018 and December 5, 2018; 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 Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 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, Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 was the highest bidder and best bidder in the amount of \$324,019.73 on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1, by and through Susie Nailen as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche

Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 25 ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS
PHASE 4 AS RECORDED IN MAP BOOK 36, PAGE 96, SHELBY COUNTY,
ALABAMA RECORDS.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 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, Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1 has caused this instrument to be executed by and through Susie Nailen, as auctioneer conducting said sale for said Transferee, and said Susie Nailen, as said auctioneer, has hereto set its hand and seal on this 13th day of March, 2019.

Deutsche Bank National Trust Company, Trustee
Mortgage Pass through Certificates, Series 2007-1

By: Susie Nailen
Its: Auctioneer

By: Susie Nailen
ITS: Auctioneer

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susie Nailen whose name as auctioneer of Servicelink Agency Sales and Posting, a corporation, acting in its capacity as auctioneer for Deutsche Bank National Trust Company, Trustee Mortgage Pass Through Certificates, Series 2007-1, 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 13th day of March 2019.

Kim N. Smith
Notary Public
My Commission Expires: 10/5/21

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

This instrument prepared by:
Sady Mauldin, Esq.
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
18-024627

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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 Donald T. McAuliffe and
 Mailing Address Kimberly J. McAuliffe
112 Lakeland Ridge
Pelham, AL 35043

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

Property Address 112 Lakeland Ridge
Pelham, AL 35043

Date of Sale 01/28/19
 Total Purchase Price \$ 324,019.73
 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 ☐ Bidding 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 03/18/2019

Print Ashley Webb

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

18-026906



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Form RT-1