

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Regina D Bucknor and Donald D Bucknor, wife and husband

KNOW ALL MEN BY THESE PRESENTS: That Regina D Bucknor and Donald D Bucknor, wife and husband did, on to-wit, the August 7, 2017, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for DHI Mortgage Company, Ltd., which mortgage is recorded in Instrument # at 20170808000286520 on August 8, 2017, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper as reflected by instrument recorded in Instrument #, 20180510000160870 of the same Office.

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 due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 16, 2018 May 23, 2018 May 30, 2018; and

WHEREAS, on the June 18, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Nationstar Mortgage LLC d/b/a Mr. Cooper acting by and through LANSING SKIDMORE did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of RANDALL S. CLEMENTS OR SUSAN E. CLEMENTS, in the amount of Two Hundred Twenty-Six Thousand Dollars and No Cents (\$226,000.00), which sum the said Nationstar Mortgage LLC d/b/a Mr. Cooper offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said RANDALL S. CLEMENTS OR SUSAN E. CLEMENTS, and


WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of Two Hundred Twenty-Six Thousand Dollars and No Cents (\$226,000.00), cash, the said Regina D Bucknor and Donald D Bucknor, wife and husband, acting pursuant to the authority granted under the said mortgage to Nationstar Mortgage LLC d/b/a Mr. Cooper, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto RANDALL S. CLEMENTS OR SUSAN E. CLEMENTS, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 81, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

Shelby County, AL 07/23/2019
State of Alabama
Deed Tax: \$226.00


20190723000261970 1/3 \$252.00
Shelby Cnty Judge of Probate, AL
07/23/2019 01:35:24 PM FILED/CERT

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the June 18, 2018.

Regina D Bucknor and Donald D Bucknor, wife and husband
Mortgagors

By: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: William P. Harris
Name: William P. Harris
Title: Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this June 20, 2018.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015528

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2019

20190723000261970 2/3 \$252.00
Shelby Cnty Judge of Probate, AL
07/23/2019 01:35:24 PM FILED/CERT

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 Mtg Grantee's Name Randall Susan Clements
Mailing Address Mr. Cooper Mailing Address 6491 Hwy 51
Wilsonville, AZ
35186
Property Address 625 Chelsea Station Cr Date of Sale 6/18/19
Chelsea AZ Total Purchase Price \$ 226,000
35043 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/23/19
Unattested

Print Susan Clements
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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