

SEND TAX NOTICE TO:
U.S. Bank Trust National Association as Trustee
of the Igloo Series IV Trust
8950 Cypress Waters Blvd
Coppell, TX 75019

20191213000462750
12/13/2019 02:48:54 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of May, 2006, Thurston Wayne Cothran, Jr. and Lindsey Cothran, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Advance Mortgage and Investment Co. of North FL Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060616000289590, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC, by instrument recorded in Instrument No. 20130124000032290, 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 November 13, 2019, November 20, 2019, and November 27, 2019; and

WHEREAS, on December 10, 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, U.S. Bank Trust National Association as Trustee of the Igloo Series IV Trust was the highest bidder and best bidder in the amount of One Hundred One Thousand One Hundred Eighty-Nine And 19/100 Dollars (\$101,189.19) on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association as Trustee of the Igloo Series IV Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 12, Township 12 South, Range 1 East and run East along the South line of said Section 1106.23 feet to the Easterly right of way of Old Lokey Ferry Road; thence 129 degrees 8 minutes 24 seconds left and run Northwesterly along said right of way 737.70 feet to the Point of Beginning; thence continue last described course for 42.47 feet to the beginning of a curve concaved to the left having a radius of 1165.32 feet; thence continue along said curve and right of way for 102.53 feet; thence 84 degrees 24 minutes 41 seconds right from tangent of said curve run 141.53 feet; thence 96 degrees 27 minutes 30 seconds right run 110.00 feet; thence 70 degrees 55 minutes right run 155.19 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association as Trustee of the Igloo Series IV Trust 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 the aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC d/b/a Mr. Cooper , has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 11th day of December, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: Sirote & Permutt, P.C.
Its: Attorney

By: Rebecca Redmond, Esq.

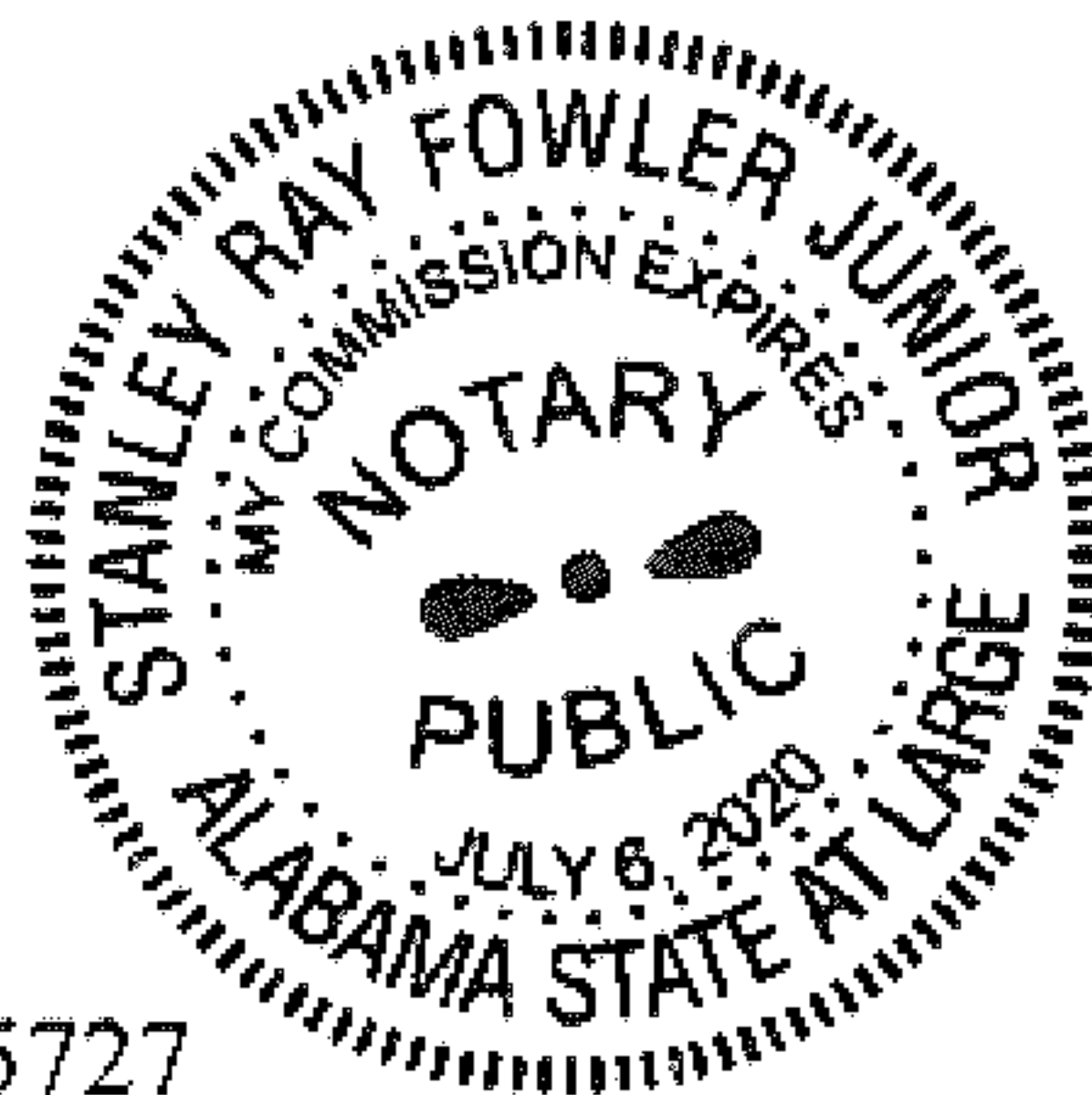
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 11 day of December, 2019.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Notary Public
My Commission Expires: 7-6-20



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 d/b/a
Mr. CooperGrantee's Name U.S. Bank Trust National
Association as Trustee of the
Igloo Series IV TrustMailing Address c/o Nationstar Mortgage LLC
d/b/a Mr. Cooper
8950 Cypress Waters
Boulevard
Coppell, TX 75019Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019Property Address 105 Old Lokey Ferry Road
Wilsonville, AL 35186Date of Sale 12/10/2019Total Purchase Price \$101,189.19

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

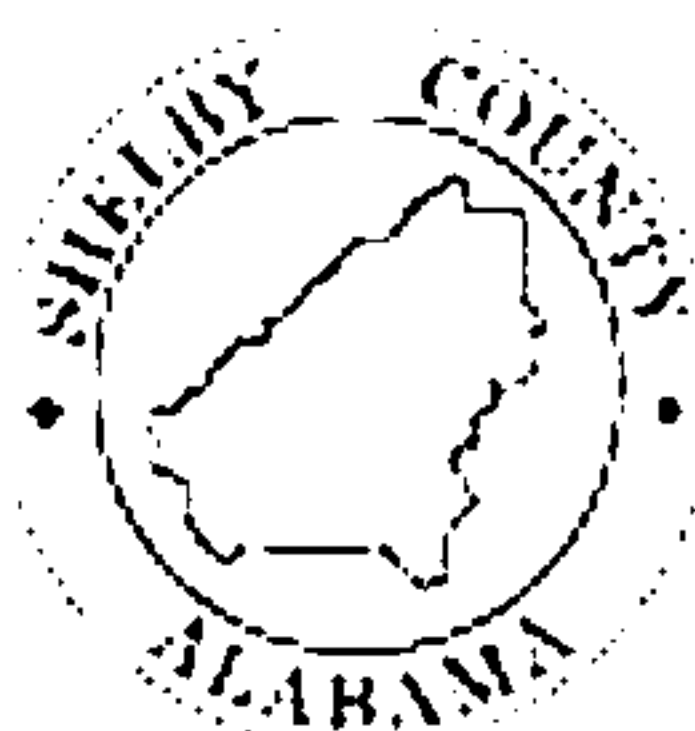
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other Foreclosure Bid Price☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 12/13/19☐ Unattested

(verified by) _____

Print Johnathan ByrdSign [Signature](Grantor / Grantee / Owner / Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2019 02:48:54 PM
\$136.50 CHERRY
20191213000462750Alex S. Byrd