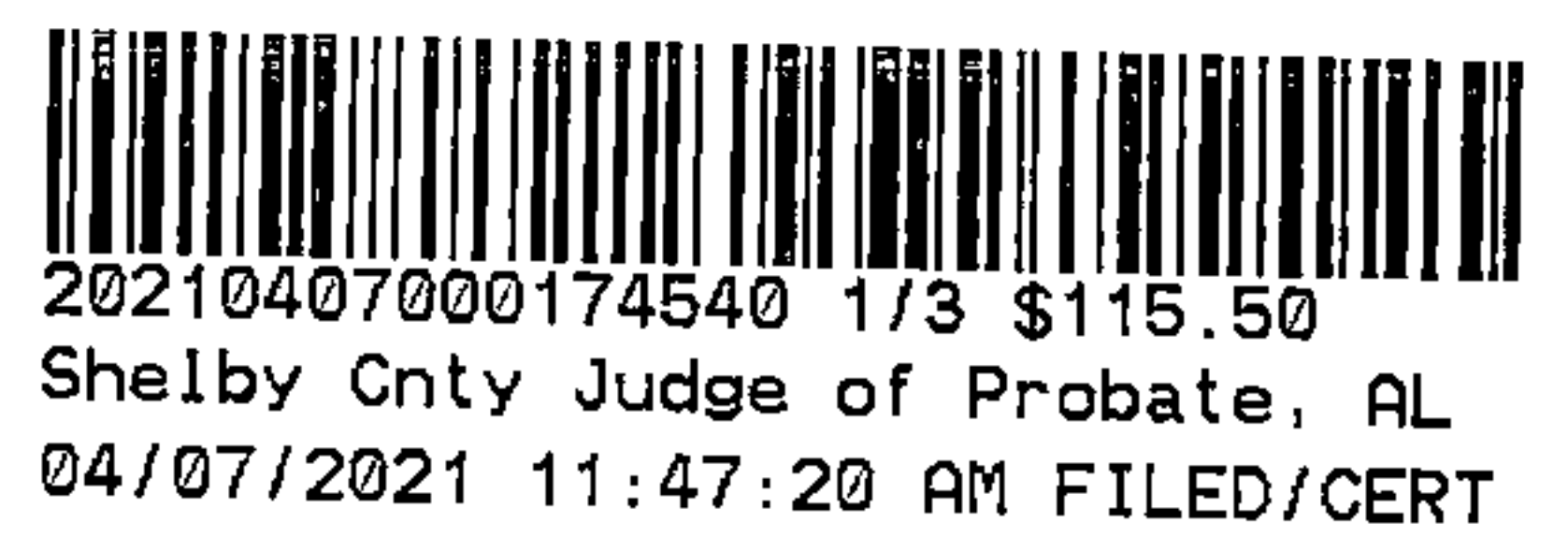


UDP 3340 Hwy B

MORTGAGE FORECLOSURE DEED



STATE OF ALABAMA)
his wife
COUNTY OF SHELBY)

Chester C Jordan a married man joined by and Vicky B Jordan

KNOW ALL MEN BY THESE PRESENTS: That Chester C Jordan a married man joined by and Vicky B Jordan his wife did, on to-wit, the November 3, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, INC.), which mortgage is recorded in Instrument # at 20061114000557060 on November 14, 2006, 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 #, 20130909000366420 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 January 17, 2021, January 24, 2021 and January 31, 2021; and

WHEREAS, on the February 23, 2021, 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 Denise Koen 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 Lake Davidson Properties LLC, in the amount of Eighty-One Thousand Five Hundred Dollars and No Cents (\$81,500.00), 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 Lake Davidson Properties LLC, 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 Eighty-One Thousand Five Hundred Dollars and No Cents (\$81,500.00), cash, the said Chester C Jordan a married man joined by and Vicky B Jordan his wife, 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 Lake Davidson Properties LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

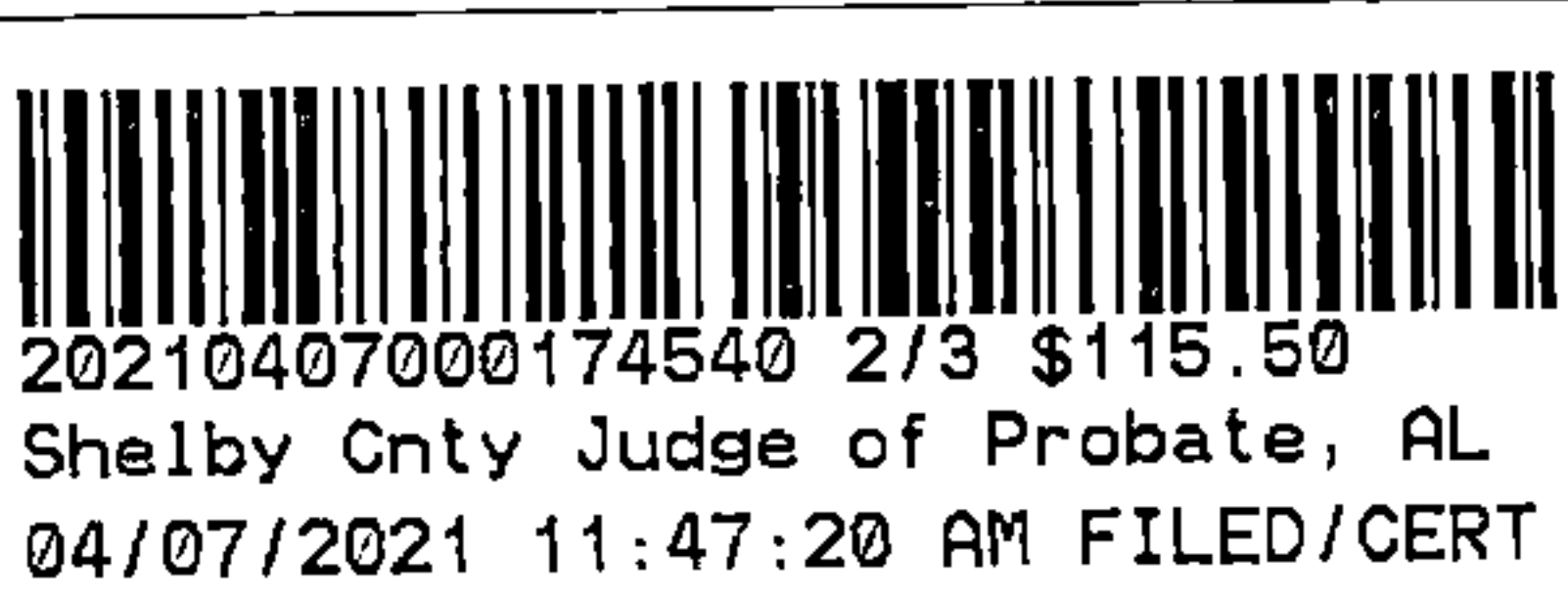
A parcel of land situated in Section 5, Township 21, south, Range 4 West and being more particularly described as follows:

Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 5, Township 21 South, Range 4 West, thence run North along the Western boundary line of said 1/4-1/4 section 28 feet to the south side of the public road; thence in a Northwesterly direction along the South side of said road 369 feet to an iron stake; thence turn right and run in a Southerly direction 225 feet to an iron stake located on the South line of said 1/4-1/4 section 240 feet East of the Southwest corner of said 1/4-1/4 section; thence West along said South line 246 feet to the point of beginning; being situated in 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.

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 LOGS Legal Group LLP, as auctioneer and attorney conducting said sale and in witness whereof LOGS Legal Group LLP, has executed this instrument in his capacity as such auctioneer on this the February 23, 2021.



Chester C Jordan a married man joined by and Vicky B Jordan his wife
Mortgagors

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

By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

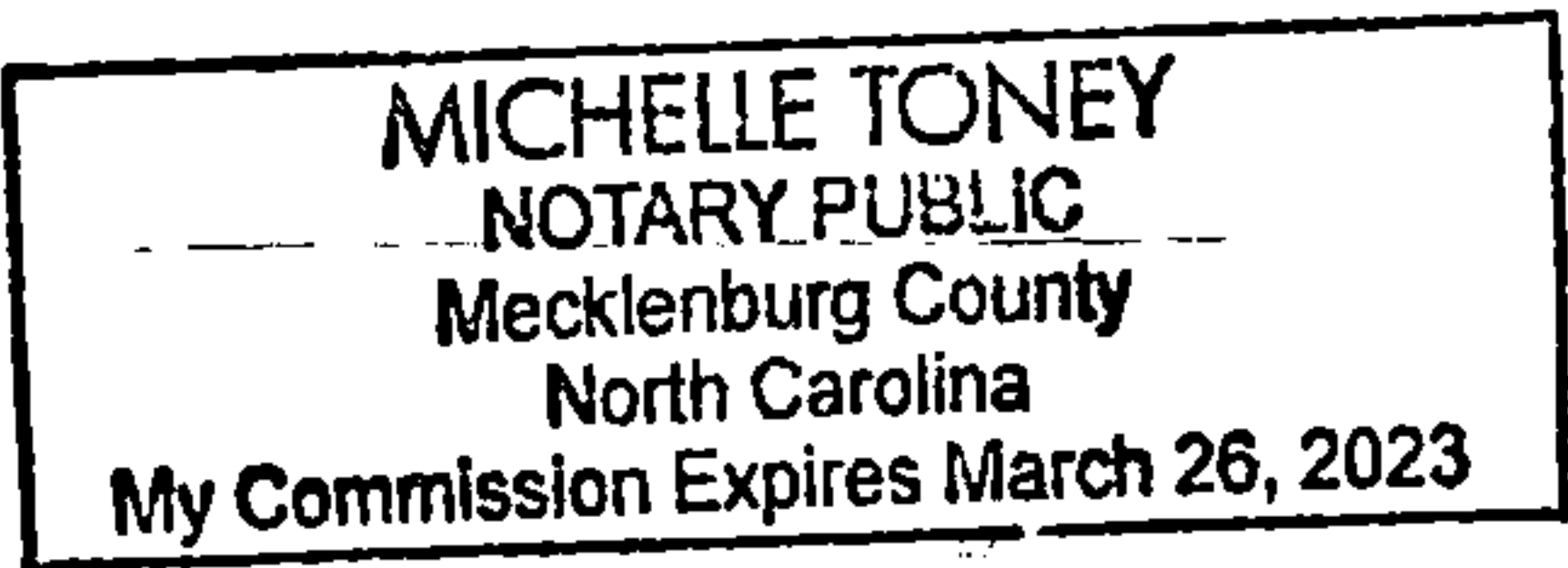
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group 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 March 1, 2021.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Sharon Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
20-018971



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Chester C & Vicky B Jordan
Mailing Address 3340 Highway 13
Helena, AL 35080

Grantee's Name Lake Davidson Properties LLC
Mailing Address PO Box 824
Helena, AL 35080

Property Address 3340 Highway 13
Helena, AL 35080

Date of Sale March 1, 2021
Total Purchase Price \$ 81,500.00

or
Actual Value \$

or
Assessor's Market Value \$



20210407000174540 3/3 \$115.50
Shelby Cnty Judge of Probate, AL
04/07/2021 11:47:20 AM FILED/CERT

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 Deed
☐ 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 3/28/21

Print Cris Nelson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1