

MORTGAGE FORECLOSURE DEED

**20210504000220770
05/04/2021 09:56:58 AM
FCDEEDS 1/2**

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jamie A. Tubbs, a single woman

KNOW ALL MEN BY THESE PRESENTS: That Jamie A. Tubbs, a single woman did, on to-wit, the May 1, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for 360 Mortgage Group, LLC, which mortgage is recorded in Instrument 20141015000326560 on October 15, 2014, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Nationstar Mortgage LLC d/b/a Mr. Cooper.

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 March 14, 2021, March 21, 2021, March 28, 2021; and

WHEREAS, on the April 13, 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 BHM Capital LLC, in the amount of Seventy-Seven Thousand Five Hundred Dollars and No Cents (\$77,500.00), 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 BHM Capital 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 Seventy-Seven Thousand Five Hundred Dollars and No Cents (\$77,500.00), cash, the said Jamie A. Tubbs, a single woman, 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 BHM Capital LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 2, IN BLOCK 264, ACCORDING TO THE SURVEY OF THE TOWN OF CALERA, ALABAMA, AS RECORDED BY RESURVEY OF THE ORIGINAL SURVEY OF THE TOWN OF CALERA IN PLAT BOOK 3, PAGE 123, 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.

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 April 13, 2021.

Jamie A. Tubbs, a single woman
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

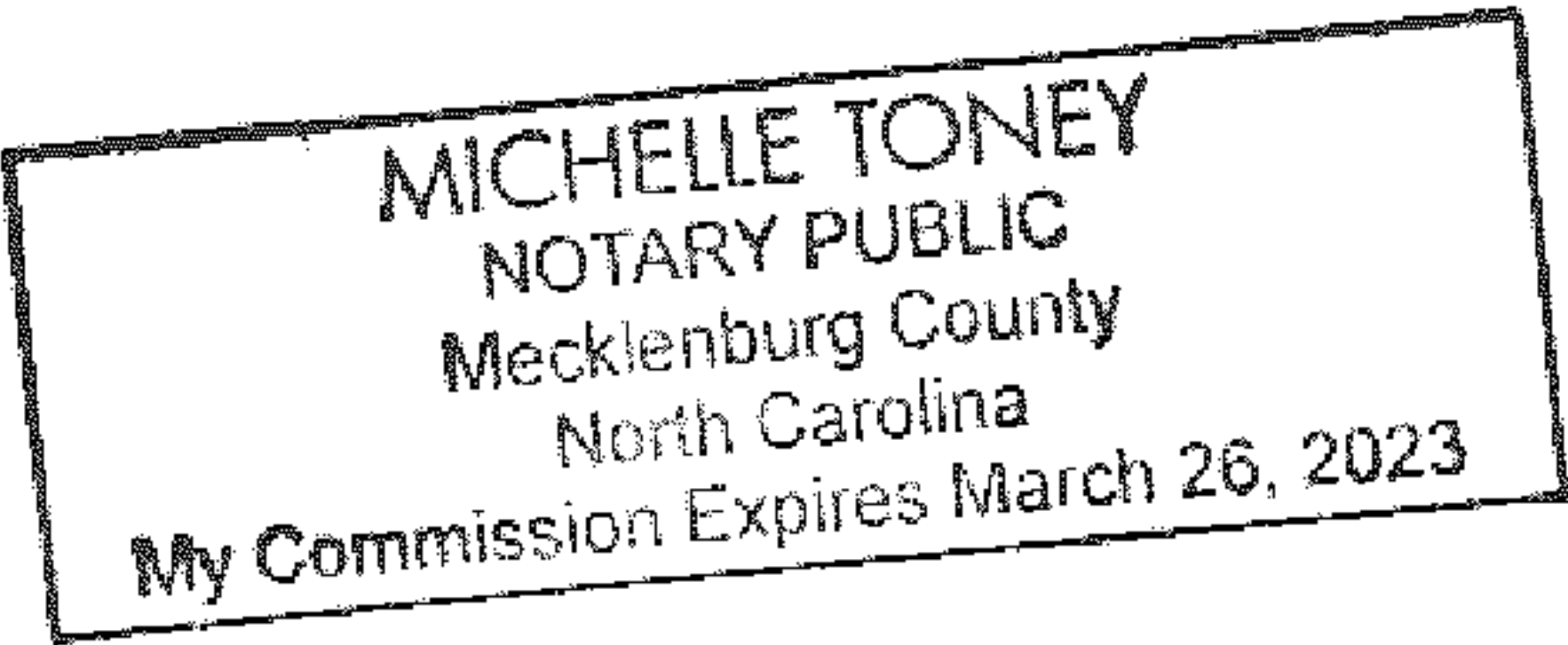
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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 April 15, 2021.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



Instrument prepared by:
Sharon Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
20-019869



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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