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08/04/2021 02:19:55 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240
TB File No.: 21-03121

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, September 28, 2007, Larry W. Goggins, an unmarried man, executed that certain mortgage on real property hereinafter described to Generation Mortgage Company, which said mortgage was recorded in Instrument 20071004000463670 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Co by instrument recorded in Inst #20140102000000790 and Inst #2016040700011302 in the aforesaid Probate Office (hereafter "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 Champion Mortgage Co 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 June 13, 2021, June 20, 2021 and June 27, 2021; and

WHEREAS, on July 30, 2021, 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 Champion Mortgage Co 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Thirty-Two Thousand And 00/100 Dollars (\$32,000.00) on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC d/b/a Champion Mortgage Co, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

That certain parcel of land described as commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22, Range 4 West, and run thence due North along the West line of said forty acres for a distance of 690 feet; run thence East for a distance of 719 feet to the Southeast Corner of the James Goggins Lot, which is the Point of Beginning of the lot herein described and conveyed; run thence East 250 feet; run thence in a Northeasterly direction 350 feet to a point on the Westerly right of way line of the Montevallo-Boothton Road, which point is 251 feet Northwesterly from the point of intersection of said Westerly right of way line of said road with the East line of said Northwest 1/4 of the Northwest 1/4 of Section 3; run thence in a Northwesterly direction along the Westerly right of way line of said Public Road for a distance of 210 feet; run thence West 28 feet; run thence in a Southerly direction and parallel with the East line of said forty acres for a distance of 210 feet; run thence West 331 feet; run thence South 210 feet to the Point of Beginning.

LESS and EXCEPT that tract of land conveyed in Deed Book 316, Page 857, described as follows: A part of the Northwest Quarter of the Northwest Quarter of Section 3 Township 22, Range 4 West, more particularly described as follows: Commencing at the Southwest corner of said forty and run North 690 feet; then East 719 feet to the Southeast corner of the James Goggins lot to point of beginning of land herein described; thence run East 210 feet to a point; thence turn to the left and run North parallel to the East line of the James Goggins lot and also the West side of said Quarter-Quarter Section to a point; thence turn to the left and run in a Westerly direction, parallel with the North line of sale Quarter-Quarter Section 210 feet to a point; thence turn to the left and run in a Southerly direction parallel to the West line of said Quarter-Quarter Section and along the East line of the James Goggins lot 210 feet to the point of beginning of the lot herein described. Said lot being a part of the Northwest Quarter of the Northwest Quarter, Section 3, Township 22, Range 4 west, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, 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 Champion Mortgage Co, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 4th day of August, 2021.

Nationstar Mortgage LLC d/b/a Champion
Mortgage Co

By: Tiffany & Bosco, P.A.
Its: Attorney

By: [Signature]
Stephen Collins, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Collins, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Nationstar Mortgage LLC d/b/a Champion Mortgage Co, 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 association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 4 day of August, 2021.

This instrument prepared by:
Stephen Collins, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205



[Signature]
Notary Public
My Commission Expires: July 6, 2024

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 Champion Mortgage Co	Grantee's Name	Federal National Mortgage Association
Mailing Address	8950 Cypress Water Blvd Coppell, TX 75019	Mailing Address	8950 Cypress Water Blvd Coppell, TX 75019

Property Address	<u>79 Grace Hill Lane,</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>July 30, 2021</u>
		Total Purchase Price	<u>\$32,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> Closing Statement	

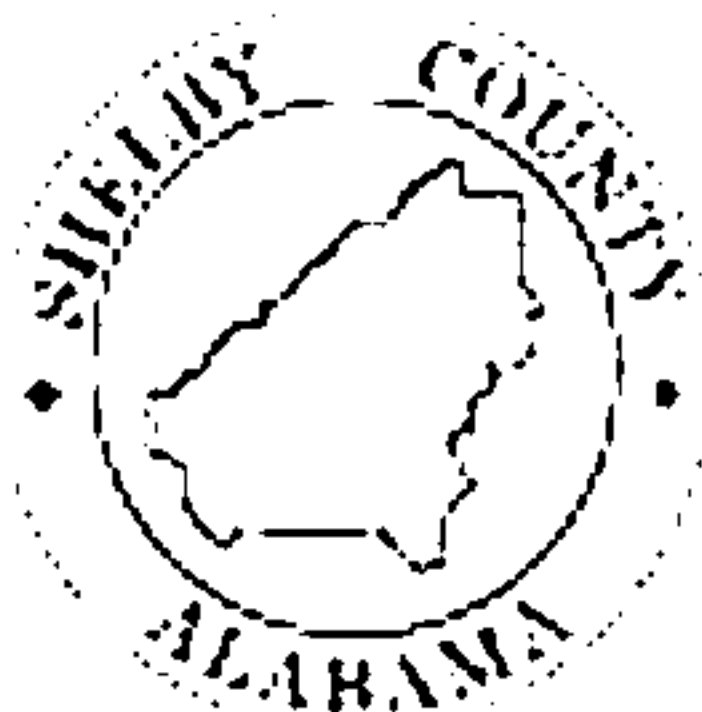
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 8/3/2021

☐ Unattested
(verified by) _____

Print Tiffany Sides
Sign Tiffany Sides
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 02:19:55 PM
\$36.00 BRITTANI
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Allen S. Bayl