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FCDEEDS 1/4

PREPARED BY:

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McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20061002000487510

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 20, 2006, **Joseph Boddie, A Single Man Sandra Boddie, A Single Woman**, Mortgagor, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, as nominee for **H&R Block Mortgage Corporation, its successors and assigns**, which said mortgage is recorded in Instrument No. 20061002000487510, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Nationstar Mortgage LLC d/b/a Mr. Cooper**, as transferee, said transfer is recorded in Instrument 20190529000184620, aforesaid records, and Nationstar Mortgage LLC d/b/a Mr. Cooper, is now the holder and owner of said mortgage and debt; and

WHEREAS, an inspection conducted prior to commencement of foreclosure determined the herein described property to be vacant or abandoned.

WHEREAS, default was made in the payment of 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 foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 07/18/2021, 07/25/2021, 08/01/2021; and

WHEREAS, on August 17, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:25 o'clock ~~am~~pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage LLC d/b/a Mr. Cooper did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Sharon Chandley-Smith in the amount of **ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$135,000.00)** 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 Sharon Chandley-Smith; and

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

File No.: 9150019

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$135,000.00), cash, on the indebtedness secured by said mortgage, the said Joseph Boddie, A Single Man Sandra Boddie, A Single Woman, acting by and through the said Nationstar Mortgage LLC d/b/a Mr. Cooper as transferee, by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Sharon Chandley-Smith, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

PARCEL 1

BEGIN AT THE N.E. CORNER OF THE N. W. 1/4 OF S. W. 1/4 OF SECTION 16 TOWNSHIP 19 SOUTH RANGE 1 WEST THENCE S 88 DEGREES 50 MINUTES W ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION 330.25 FEET THENCE S 7 DEGREES, 59 MINUTES, 30 SECONDS E 310.45 FEET, THENCE S 52 DEGREES, 25 MINUTES, 36 SECONDS E 91.55 FEET, TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED THENCE CONTINUE S 52 DEGREES, 25 MINUTES, 36 SECONDS E 35.24 FEET, THENCE N 30 DEGREES, 52 MINUTES, 30 SECONDS E 100.00 FEET, THENCE N 59 DEGREES, 07 MINUTES, 30 SECONDS W 35 FEET THENCE 30 DEGREES, 52 MINUTES, 30 SECONDS W 95.89 FEET TO THE POINT OF BEGINNING CONTAINING 0.0786 ACRES ACCORDING TO MY SURVEY THIS 28TH DAY OF OCTOBER, 1997. - F.W. MEADE, SURVEYOR, REG. # 9124

PARCEL 2

Commence at the Northeast corner of the NW 1/4 of SW 1/4, Section 16, Township 19 South, Range 1 West, run thence South along East line of said quarter-quarter section a distance of 314.48 feet to point of beginning; thence continue along same line a distance of 52.27 feet; thence turn an angle to the right of 37 degrees 42 minutes in a Southwesterly direction a distance of 168.54 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Northwesterly direction a distance of 210.0 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Northeasterly direction a distance of 210 feet; thence turn an angle to the right of 90 degrees 00 minutes in a Southeasterly direction a distance of 177.96 feet to point of beginning.

TO HAVE AND TO HOLD the above described property unto Sharon Chandley-Smith, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Joseph Boddie, A Single Man Sandra Boddie, A Single Woman, Mortgagor(s) by the said Nationstar Mortgage LLC d/b/a Mr. Cooper have caused this instrument to be executed by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Denise Koen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 26th day of August, 2021.

Joseph Boddie and Sandra Boddie, Mortgagor(s)

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

By:

(sign)

(print)

Denise Koen
Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

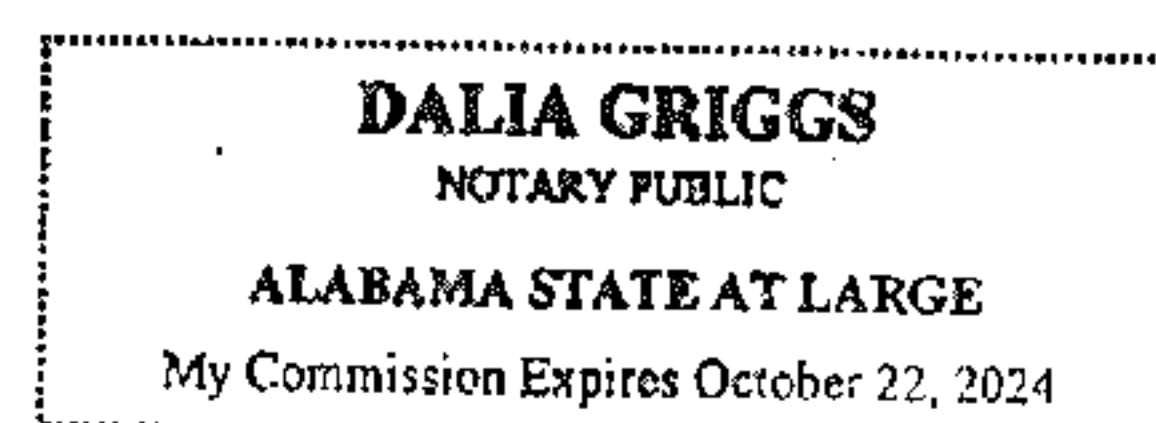
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Denise Koen, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 26th day of AUG, 2021.

Dalia Griggs
NOTARY PUBLIC
My Commission Expires: 10-22-2024

Grantee Name / Send tax notice to:
ATTN:
Sharon Chandley-Smith
1902 River Way Drive

Hoover, AL 35242



Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name <u>Joseph Boddie and Sandra Boddie</u> Mailing Address <u>2107 Smith Dr</u> <u>Birmingham, AL 35242</u>	Grantee's Name <u>Sharon Chandley-Smith</u> Mailing Address <u>1902 River Way Drive</u> <u>Hoover, AL 35242</u>
Property Address <u>2107 Smith Dr</u> <u>Birmingham, AL 35242</u>	Date of Sale <u>August 17, 2021</u> Total Purchase price <u>\$135,000.00</u> or Actual Value _____ or Assessed 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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>x</u> <u>Other</u> <u>FC Sale</u>
<u>Closing Statement</u>	

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.

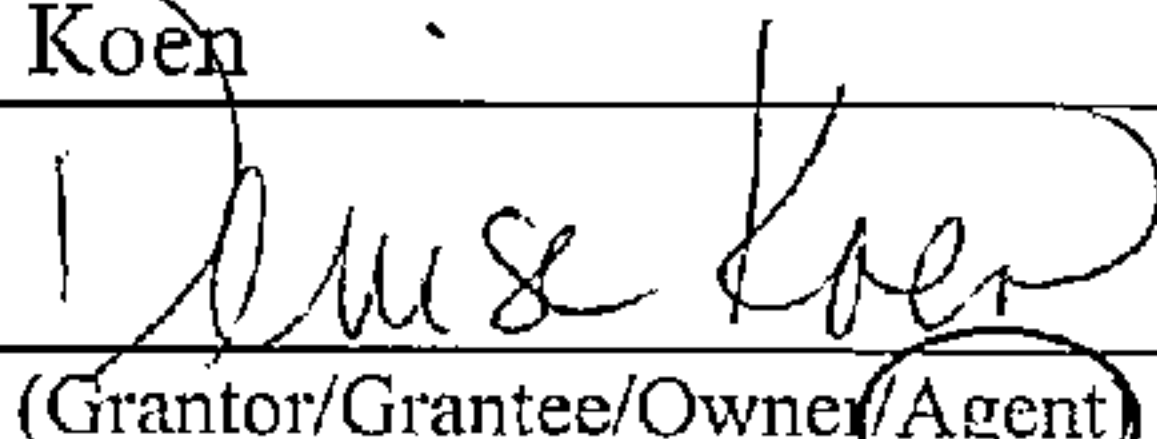
Date of Sale - the date on which interest to the property was conveyed.

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 <u>8/26/2021</u>	Print <u>Denise Koen</u>	
Unattested _____	Sign <u></u>	
(verified by)	(Grantor/Grantee/Owner/Agent) circle one	

Form RT-1

File No.: 9150019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2021 02:04:23 PM
\$170.00 CHERRY
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Allen S. Bayl