

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of May, 2017, Ronald Anthony Madison and Taumara Chevelle Madison, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070521000235780, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper, by that instrument recorded in Instrument Number 20220427000172700 , 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 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 August 28, 2022, September 4, 2022 and September 11, 2022; and

WHEREAS, on September 27, 2022 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 Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Nationstar Mortgage LLC D/B/A Mr. Cooper was the highest bidder and best bidder in the amount of \$406,701.74 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC D/B/A Mr. Cooper, does hereby remise, release, quitclaim and convey and convey unto Nationstar Mortgage LLC D/B/A Mr. Cooper all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 3321, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB
33RD ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 112, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Nationstar Mortgage LLC D/B/A Mr. Cooper 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 aforesaid Probate Office.

IN WITNESS WHEREOF, Nationstar Mortgage LLC D/B/A Mr. Cooper has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Transferee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 24th day of October, 2022.

Nationstar Mortgage LLC D/B/A Mr. Cooper

By: Albertelli Law, as attorney conducting said sale for Mortgagee
or Transferee of Mortgagee

BY: 
Jonathan Smothers, Esq.

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Smothers whose name, 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 the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 24th day of October, 2022.


Notary Public

My Commission Expires:

11/2/22

This instrument prepared by:
Jonathan Smothers
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209



Real Estate Sales Validation Form

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

Grantor's Name	Ronald Anthony Madison and Taumara Chevelle Madison	Grantee's Name	Nationstar Mortgage LLC D/B/A Mr. Cooper
Mailing Address	635 Riverhaven Circle Birmingham, AL 35244	Mailing Address	Bankruptcy Department PO Box 619096 Dallas, TX 75261
Property Address	2103 Baneberry Dr Birmingham, AL 35244	Date of Sale	09/27/2022
		Total Purchase Price	\$ 406,701.74
		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 Ala Foreclosure Procedure
<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.

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	10/26/22	Print	Regina Harris
<input checked="" type="checkbox"/> Unattested		Sign	Regina Harris
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one