

**MORTGAGE FORECLOSURE DEED**

20231218000363430 1/3 \$162.00  
Shelby Cnty Judge of Probate, AL  
12/18/2023 03:54:16 PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Sybil Mosko and Virginia Lessley

KNOW ALL MEN BY THESE PRESENTS: That Sybil Mosko and Virginia Lessley did, on to-wit, the October 15, 2001, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Mortgage Corporation dba New American Financial, which mortgage is recorded in Instrument # at 2001-45460 on October 22, 2001, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Nationstar Mortgage LLC.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Nationstar Mortgage LLC 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; and

WHEREAS, on the January 6, 2023, 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 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 Ibrahim Sabbah, in the amount of One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00), which sum the said Nationstar Mortgage LLC offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Ibrahim Sabbah, 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 One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00), cash, the said Sybil Mosko and Virginia Lessley, acting pursuant to the authority granted under the said mortgage to Nationstar Mortgage LLC, 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 Ibrahim Sabbah, the following described real estate situated in Shelby County, Alabama, to-wit:

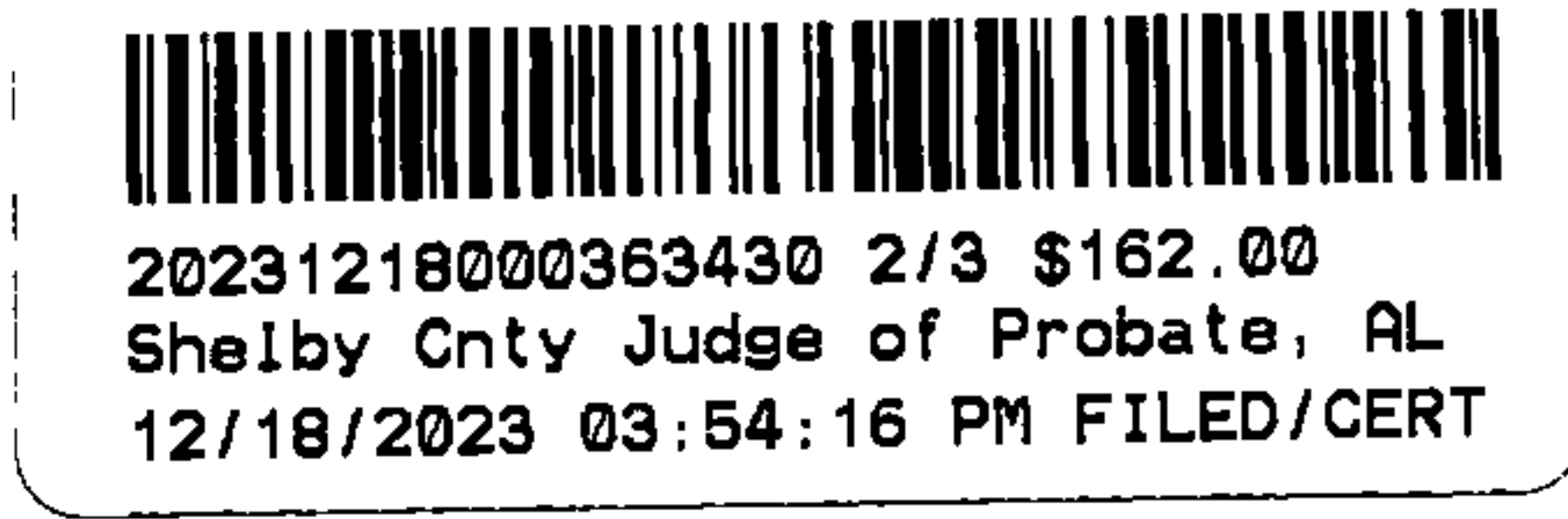
~~LOT 7 ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, FIRST ADDITION, AS~~  
RECORDED IN MAP BOOK 7, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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, 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 January 6, 2023.

Sybil Mosko and Virginia Lessley  
Mortgagors



By: Nationstar Mortgage LLC  
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: Morgan Lewis  
Name: Morgan Lewis

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

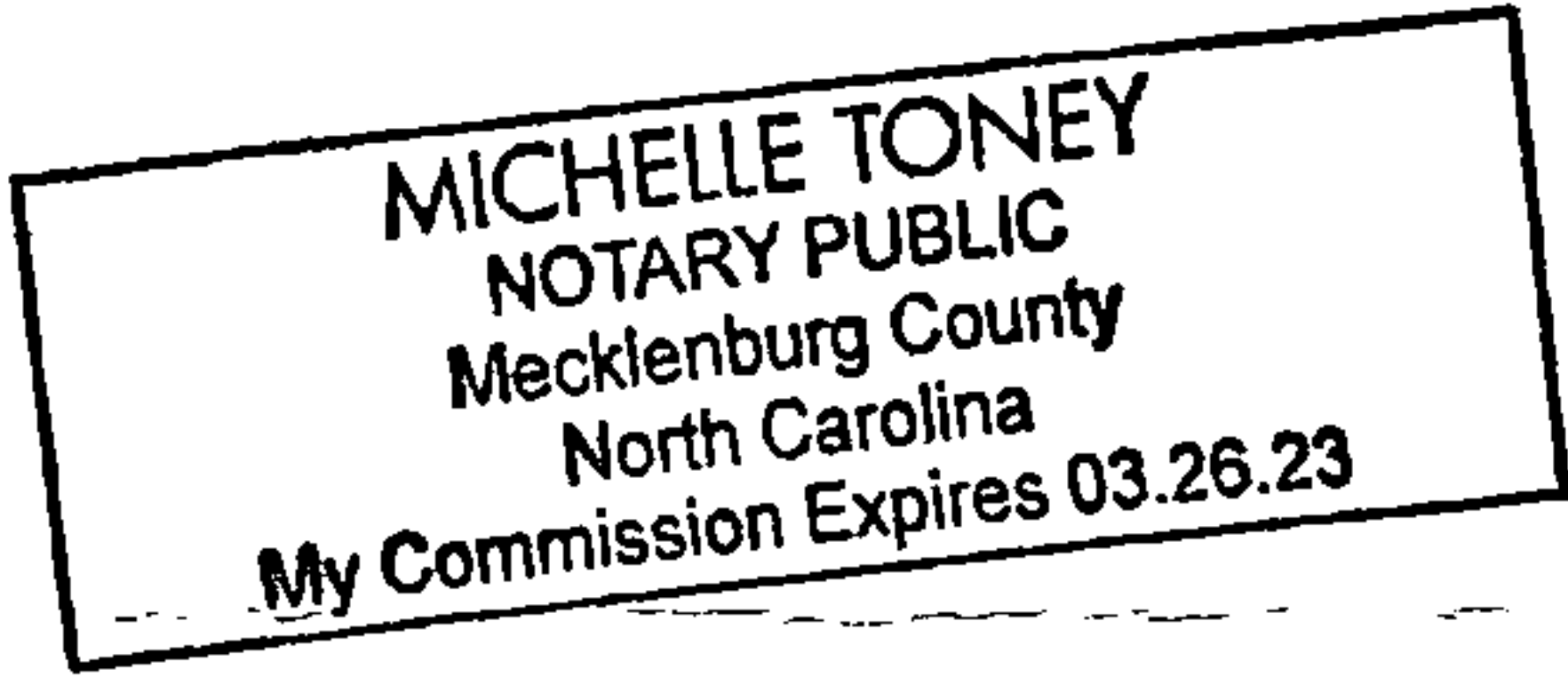
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Morgan Lewis, whose name as agent for LOGS Legal Group LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, 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 January 17, 2023.

Michelle Toney  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
Jennifer Panetta  
LOGS LEGAL GROUP LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
22-021932





# Real Estate Sales Validation Form

20231218000363430 3/3 \$162.00  
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Sybil Moska and Virginia

Grantee's Name

Ibrahim Sabbar

Mailing Address

705 Cahaba Manor Tr

Mailing Address

PO Box 3661

Pelham, AL 35129

Hoover, AL 35224

Property Address

705 Cahaba Manor Tr

Date of Sale

1/17/2023

Pelham, AL 35129

Total Purchase Price \$

or

Actual Value

\$ 130,000

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

Farmhouse Sale

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 \_\_\_\_\_

Print IBRAHIM SABBAR

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1