

SEND TAX NOTICE TO:
Albertelli Law
420 North 20th Street, Suite 2249
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of March, 2005, Arthur Angerer, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for NBank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20050407000161970 , said mortgage having subsequently been transferred and assigned to Nationstar Mortgage LLC , ("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 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, in a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 26, 2025, November 2, 2025 and November 9, 2025; and

WHEREAS, on November 24, 2025 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 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, UPLIFT HOMES LLC was the highest bidder and best bidder in the amount of \$127,000.00 on the indebtedness secured by said mortgage, the said Nationstar Mortgage LLC does hereby remise, release, quitclaim and convey unto UPLIFT HOMES LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF FINAL PLAT, HIGH RIDGE VILLAGE,
PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA

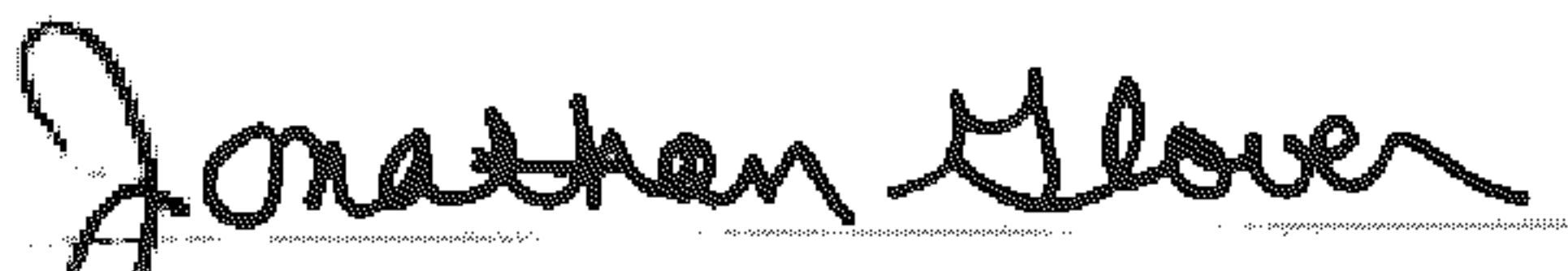
TO HAVE AND TO HOLD the above described property unto UPLIFT HOMES LLC its successors/heirs and assigns, forever, subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those

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 has caused this instrument to be executed by Albertelli Law, as attorney conducting said sale for said Mortgagee or Transferee of Mortgagee, and in witness whereof, Albertelli Law, as said attorney, has hereto set its hand and seal on this 12th day of December, 2025.

Nationstar Mortgage LLC

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


Jonathan Glover, Esquire

State of Alabama)
County of Jefferson)

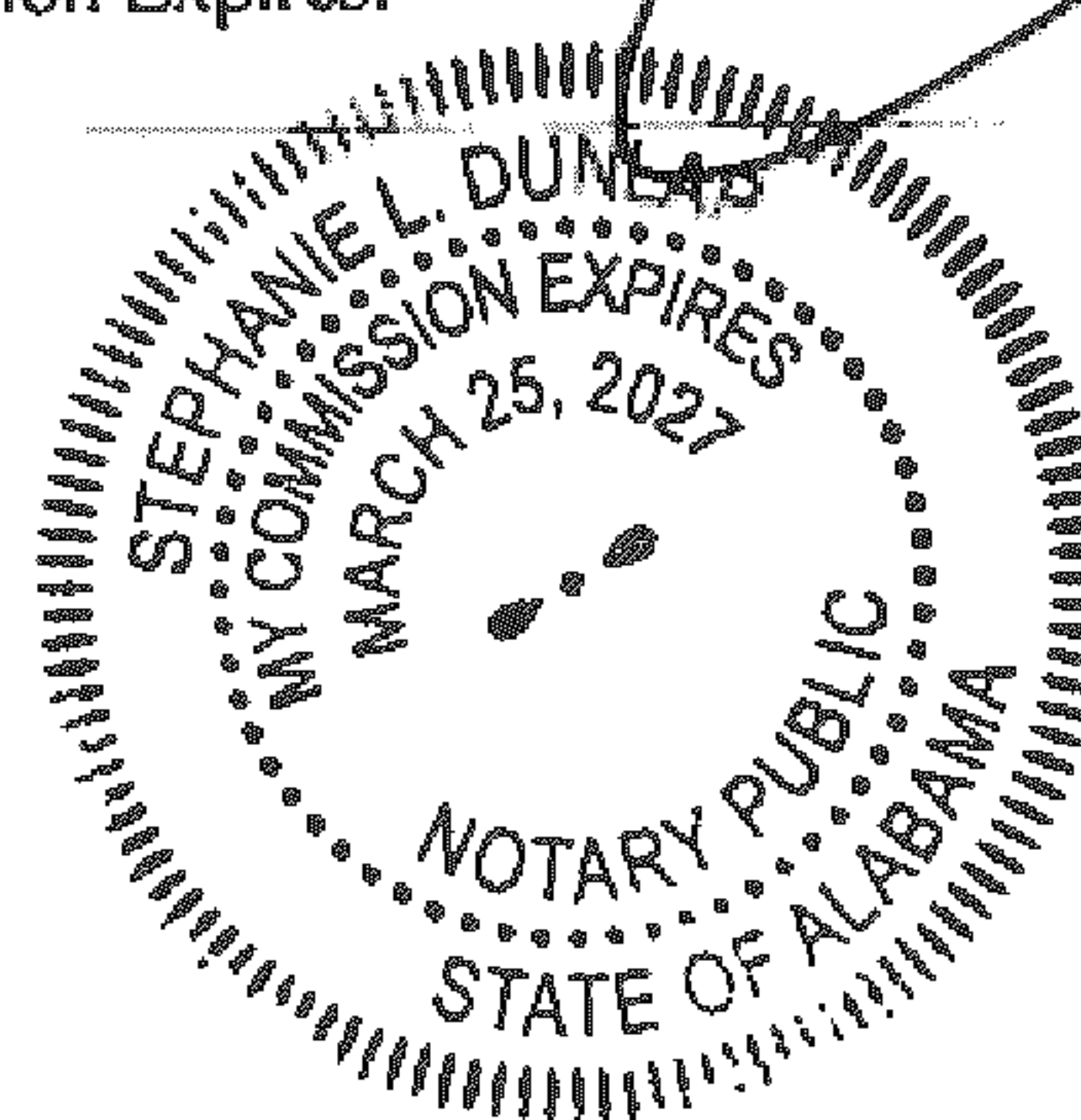
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Glover, acting in its capacity as attorney for Nationstar Mortgage LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the 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 12th day of December, 2025.


Notary Public

My Commission Expires:

This instrument prepared by:
Jonathan Glover, Esquire
Albertelli Law
420 North 20th Street, Suite 2249
Birmingham, AL 35203
25-011784



Real Estate Sales Validation Form

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

Grantor's Name Arthur Angerer
Mailing Address 112 High Ridge Trace
Pelham, AL 35124

Grantee's Name Nationstar Mortgage, LLC
Mailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019

Property Address 112 High Ridge Trace
Pelham, AL 35124

Date of Sale 11/24/2025
Total Purchase Price \$ 127,000.00

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 AL- Foreclosure Proceedure
<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).

Date12/16/2025

Print Christopher E. Lara

Unattested
(verified by)

Sign Christopher E. Lara
Signer ID: X4AUJHC16
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 02:04:46 PM
\$156.00 BRITTANI
20251216000384750

Alvin S. Boyd