


Send Tax Notice To:

When Recorded Return to:


20141211000390370 1/4 \$105.50
Shelby Cnty Judge of Probate, AL
12/11/2014 03:40:25 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 25th day of May, 2007, LaDonna Vinson, a/k/a LaDonna R. Hightower and James Michael Vinson, wife and husband, executed that certain mortgage on real property hereinafter described to Wells Financial Financial, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20070620000288330, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Mortgagee 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 the same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Wells Fargo Financial Alabama, Inc. did declare all of the indebtedness secured by said



20141211000390370 2/4 \$105.50
Shelby Cnty Judge of Probate, AL
12/11/2014 03:40:25 PM FILED/CERT

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 October 22, 2014, October 29, 2014, November 5, 2014; and

WHEREAS, on November 19, 2014, 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 Wells Fargo Financial Alabama, Inc. 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, David Sigler was the auctioneer and the person conducting the sale for said Wells Fargo Financial Alabama, Inc.; and


WHEREAS, Shelby Resources, Inc., was the highest bidder and best bidder in the amount of Eighty Thousand Thirteen and 00/100 Dollars (\$80,013.00) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through David Sigler as attorney for said Mortgagee, does hereby convey unto Shelby Resources, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 231, according to the Survey of Savannah Pointe, Sector II, Phase II, as recorded in Map Book 27, Page 103, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Financial Alabama, Inc. has caused this indenture to be

executed by and through David Sigler, as attorney for said Mortgagee , and said David Sigler, as attorney for said Mortgagee , has hereto set his/her hand and seal on this the 23rd day of November, 2014.


20141211000390370 3/4 \$105.50
Shelby Cnty Judge of Probate, AL
12/11/2014 03:40:25 PM FILED/CERT

Wells Fargo Financial Alabama, Inc.


By:


David Sigler, Attorney for Mortgagee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for Wells Fargo Financial Alabama, Inc., 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/she as such Attorney for Wells Fargo Financial Alabama, Inc. and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee .

Given under my hand and seal of office this 23rd day of November, 2014.


NOTARY PUBLIC My Commission Expires
My Commission Expires: April 29, 2018

This instrument prepared by:

David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

LaDonna Vinson
James Michael Vinson
108 Macon Court
Calera, AL 35040

Grantee's Name
Mailing Address

Shelby Resources, Inc
P.O. Box 419
Pelham, AL 35124

Property Address

108 Macon Court
Calera, AL 35040

Date of Sale

11/17/14

Total Purchase Price

\$ 80,013

or

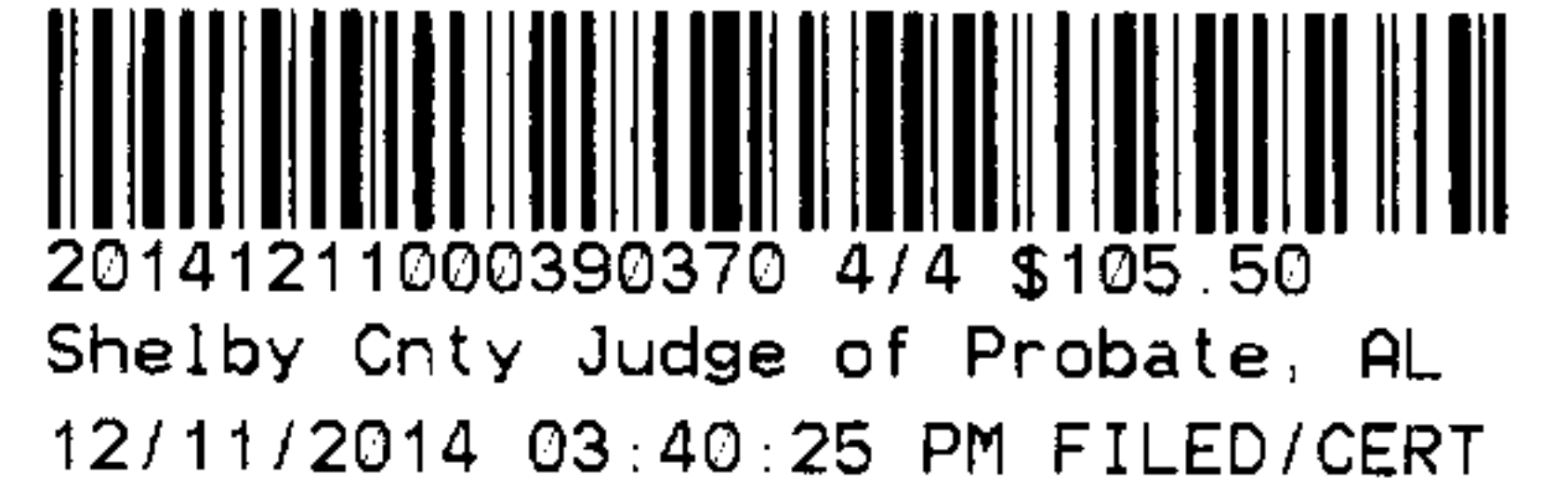
Actual Value

\$

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other foreclosure deed

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 12/11/14

☐ Unattested

(verified by)

Print

Michael D. Phillips, President

Sign

Michael D. Phillips, Pres

(Grantor/Grantee/Owner/Agent) circle one