

SEND TAX NOTICE TO:
Wells Fargo Real Estate Tax Services, LLC
P.O. Box 14506
Des Moines, IA 50306-9395

20170615000212350
06/15/2017 12:49:02 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of March, 2009, Sandra R. Abel and Scott D. Abel and Joann Prettyman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors, L.C., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090309000083720, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA, by instrument recorded in Instrument Number 20110707000196840, 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 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 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 Wells Fargo Bank, N.A. 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 March 22, 2017, March 29, 2017, and April 5, 2017; and



WHEREAS, on May 24, 2017, 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 Bank, N.A. 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, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of Two Hundred One Thousand Four Hundred And 00/100 Dollars (\$201,400.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the Northwest Corner of said 1/4-1/4 section and run East along the North boundary 394.46 feet; thence turn 95 degrees 35 minutes Right and Southerly along a fence line 578.83 feet; thence turn 84 degrees 25 minutes Right and run West 362.28 feet to the intersection of the West boundary of said 1/4-1/4 section; thence turn 92 degrees 23 minutes 48 seconds Right and run North along said West boundary 576.14 feet to the Point of Beginning.

And Also:

A Right-of-Way 30 feet in width whose Centerline is described as follows: Commence at the Northwest corner of said 1/4-1/4 section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds Left and run East 453.14 feet to the centerline of said easement and the Point of Beginning; thence turn 92 degrees 03 minutes Left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds Left and run Northwesterly along said Centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds Right and run Northerly along said Centerline 370.00 feet; thence turn 67 degrees 00 minutes Left and run Northwesterly along said Centerline 96.94 feet to the termination of said easement.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. 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 the aforesaid Probate Office.



and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said
Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 5 day of
June, 2017.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

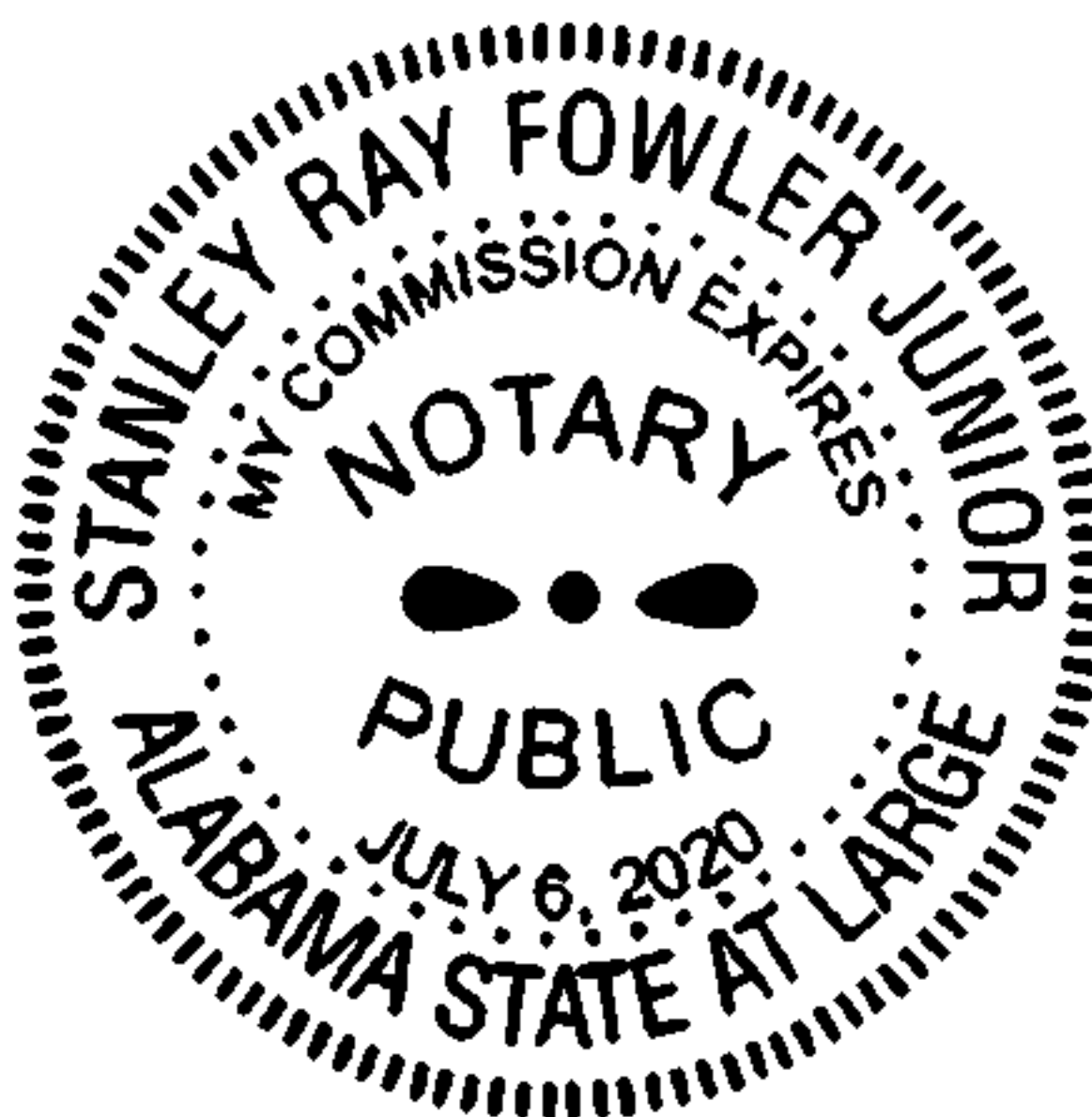
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited
liability company, acting in its capacity as auctioneer for Wells Fargo Bank, N.A., 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 auctioneer and with full authority, executed
the same voluntarily for and as the act of said limited liability company, acting in its capacity as
auctioneer for said Transferee.

Given under my hand and official seal on this 5 day of June,
2017.

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: [Signature]



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Wells Fargo Bank, N.A.
c/o Wells Fargo Bank, N.A.Grantee's Name Wells Fargo Bank, N.A.
c/o Wells Fargo Bank, N.A.Mailing Address P.O. Box 14506
Des Moines, IA 50306-9395Mailing Address P.O. Box 14506
Des Moines, IA 50306-9395Property Address 218 Blossom Street
Montevallo, AL 35115

_____Date of Sale 05/24/2017Total Purchase Price \$201,400.00

or

Actual Value \$ _____

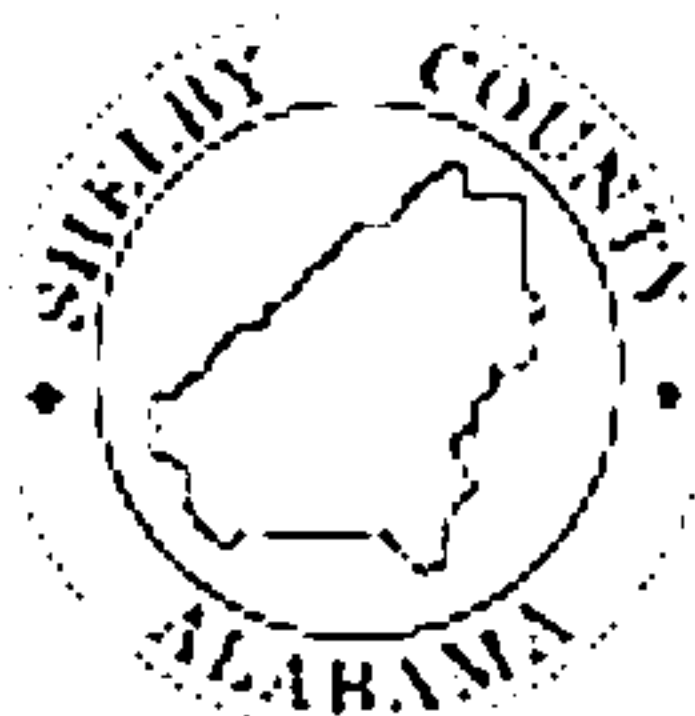
or

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)☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Foreclosure Bid Price _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 5/24/2017Print Emily Coyne☐ Unattested _____
(verified by)Sign Emily Coyne
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/15/2017 12:49:02 PM
\$25.00 CHERRY
20170615000212350