

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20120713000250640 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
07/13/2012 10:54:54 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 19th day of April, 2007, Jason Daggett a/k/a Kevin J Daggett and wife Sheri R Daggett jointly for life with the remainder to survivor, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Alabama, Inc ("Mortgagee"), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20070620000288420; 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 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 June 6, 2012, June 13, 2012, June 20, 2012; and

WHEREAS, on July 12, 2012, 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, John J. Keeling was the attorney and the person conducting the sale for said Wells Fargo Financial Alabama, Inc.; and

WHEREAS, Star Properties, LLC, was the highest bidder and best bidder in the amount of Thirty-Three Thousand One Hundred and 00/100 Dollars (\$33,100.00) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through John J. Keeling as attorney for said Mortgagee, does hereby convey unto Star Properties, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The land referred to in this exhibit is located in the County of Shelby and the State of Alabama in Instrument #1994-26281 and described as follows: Lot 8, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 Page 116 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

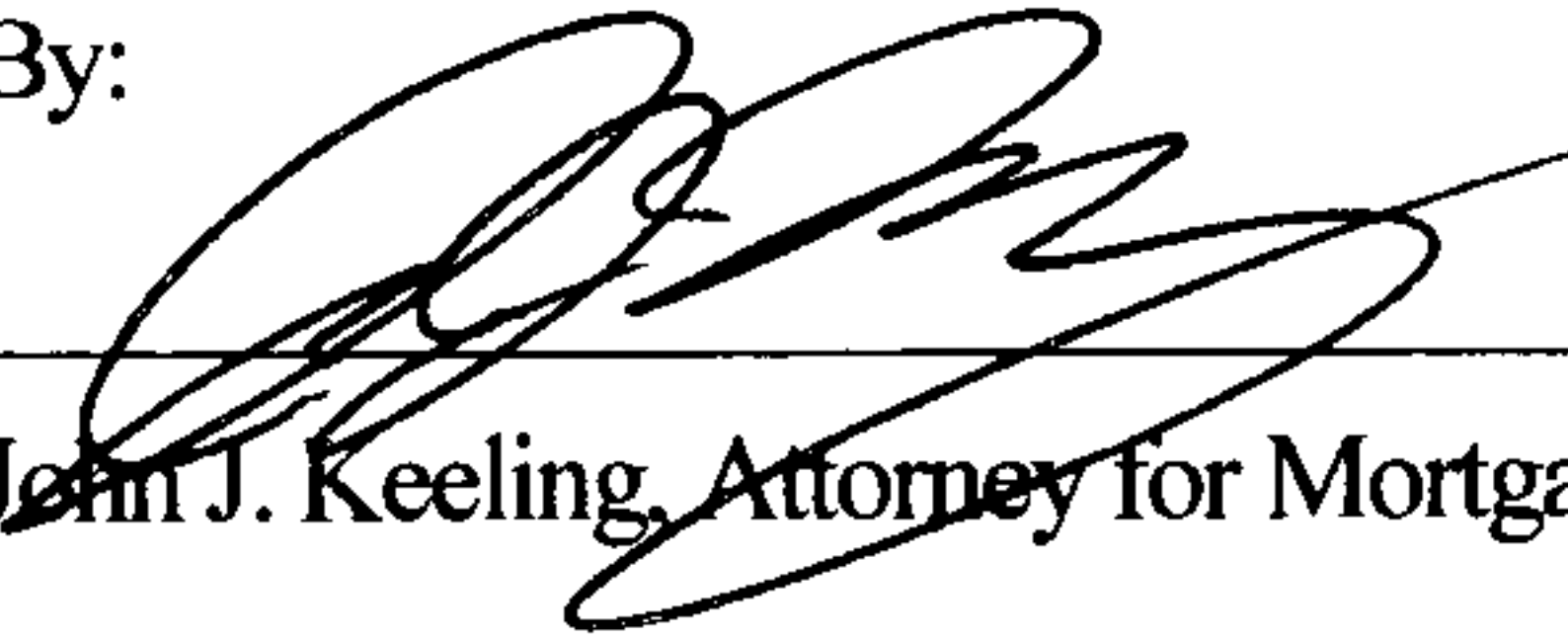
TO HAVE AND TO HOLD the above described property unto Star Properties, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to 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 John J. Keeling, as attorney for said Mortgagee, and said John J. Keeling, as attorney for said Mortgagee, has hereto set his/her hand and seal on this the 12th day of July, 2012.



Wells Fargo Financial Alabama, Inc.

By:


John J. Keeling, 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 John J. Keeling 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 12 day of JULY, 2012.


NOTARY PUBLIC
My Commission Expires: _____

This instrument prepared by:

John J. Keeling, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **June 15, 2016**
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$33.50


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