

20121031000419110 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/31/2012 02:58:02 PM FILED/CERT

Send Tax Notice To:
Wells Fargo Bank, NA
c/o Wells Fargo Bank, N. A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 28th day of July, 2006, Darrel E Hanbury, a married man, executed that certain mortgage on real property hereinafter described to New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20060809000384770, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA ("Transferee"), by instrument executed on March 30, 2010 and recorded on April 8, 2010 as Instrument Number 20100408000106990, in the aforesaid Probate Office; 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 the 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, NA 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, August 1, 2012, September 19, 2012; and

WHEREAS, on October 4, 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 Bank, NA 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, James Smith was the agent and the person conducting the sale for said Wells Fargo Bank, NA; and

WHEREAS, Wells Fargo Bank, NA, was the highest bidder and best bidder in the amount of Two Hundred Twelve Thousand Three Hundred Twenty-Eight and 86/100 Dollars (\$212,328.86) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA, by and through John J. Keeling as attorney for said Transferee, does hereby convey unto Wells Fargo Bank, NA all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1735 according to the survey of Old Cahaba IV, 2nd Addition, Phase 6, recorded in Map Book 34 at page 67 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, NA 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.

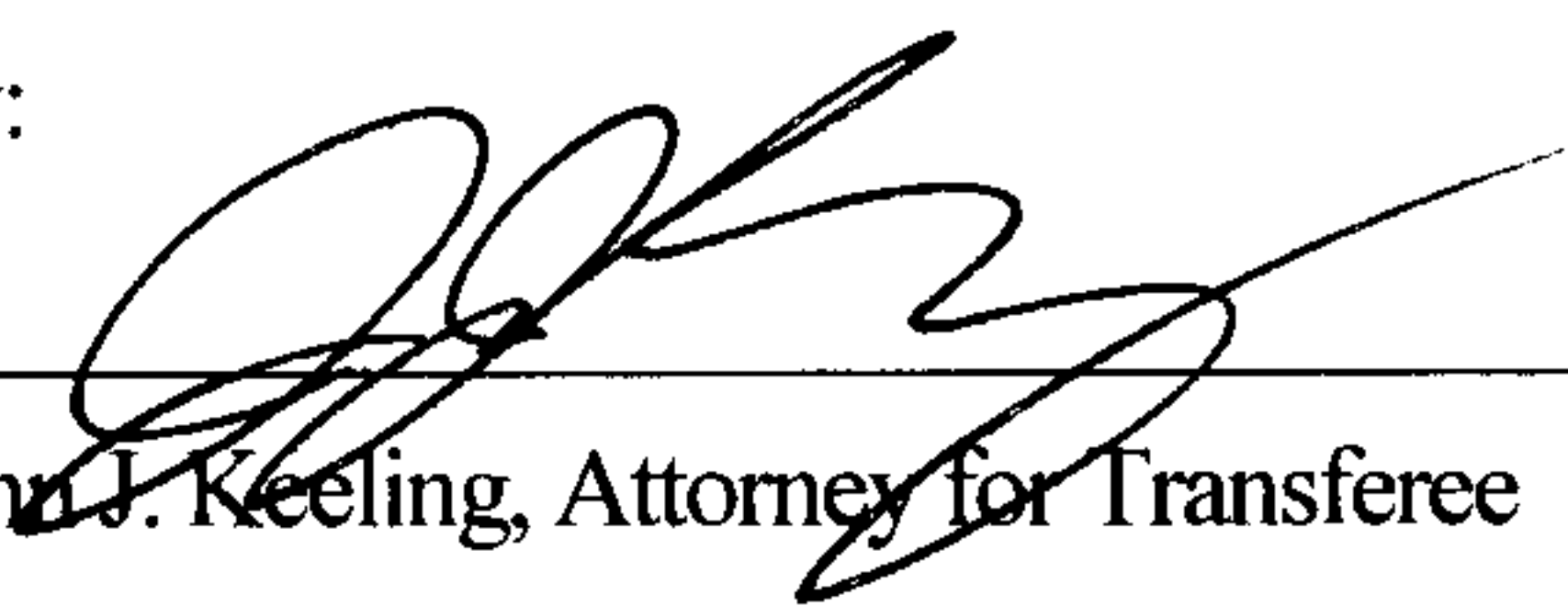


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IN WITNESS WHEREOF, Wells Fargo Bank, NA has caused this indenture to be executed by and through John J. Keeling, as attorney for said Transferee, and said John J. Keeling, as attorney for said Transferee, has hereto set his/her hand and seal on this the 25th day of October, 2012.

Wells Fargo Bank, NA

By:

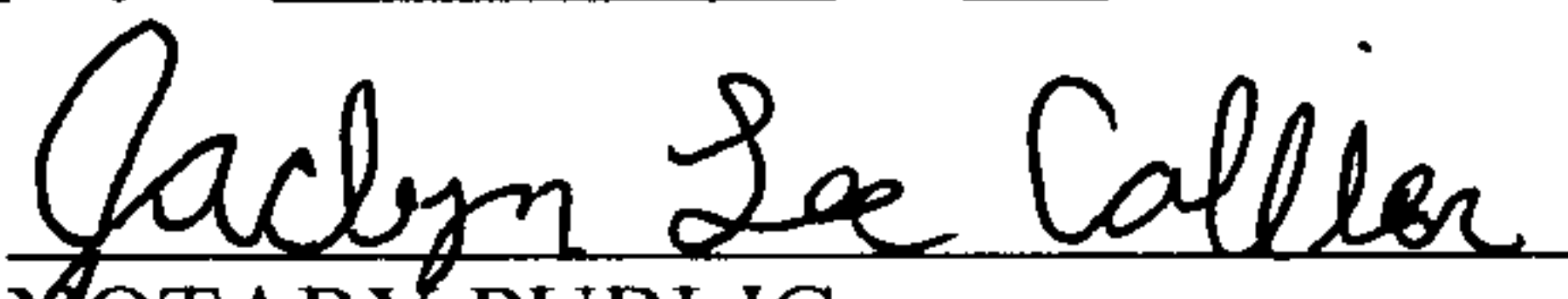


John J. Keeling, Attorney for Transferee

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 Bank, NA., 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 Bank, NA and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 25 day of October, 2012.

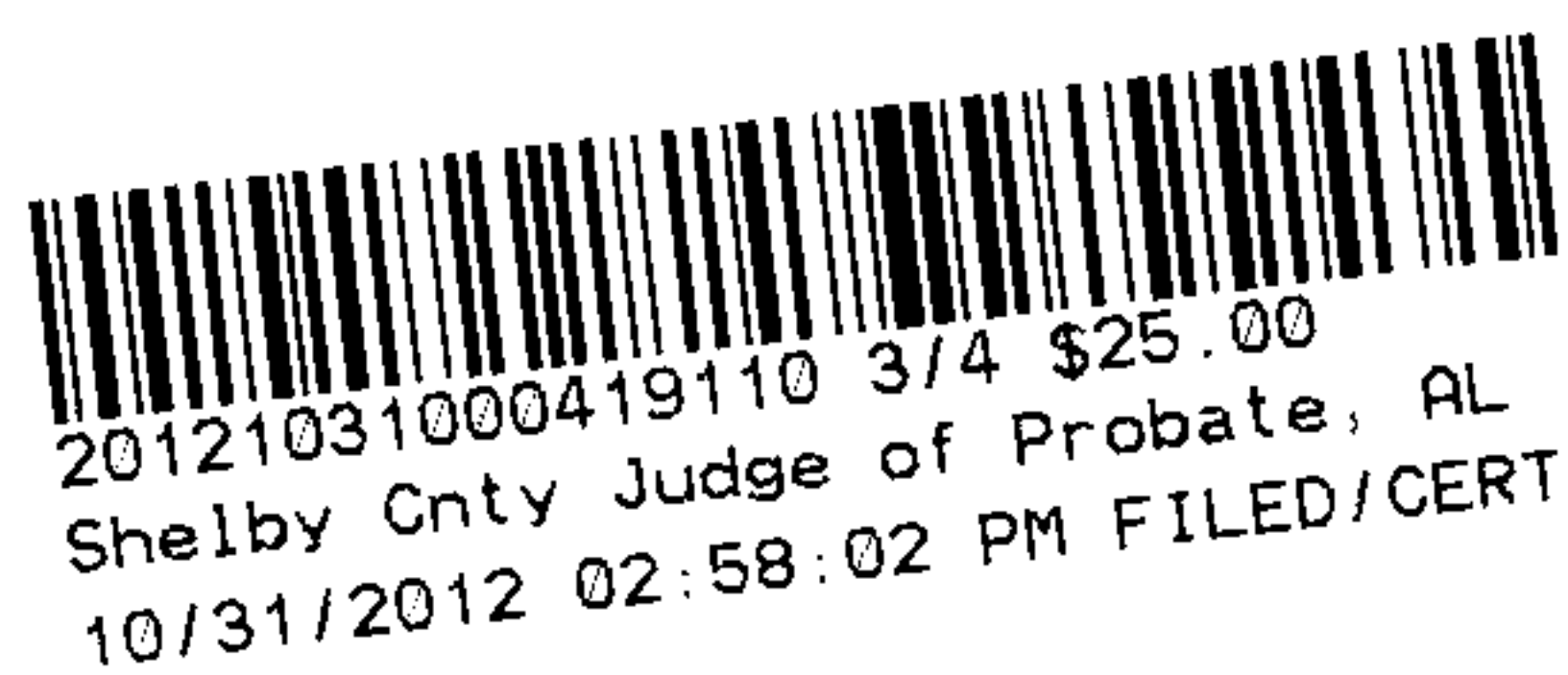


NOTARY PUBLIC

My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:

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



Real Estate Sales Validation Form

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

Grantor's Name Darrell E Hanbury
Mailing Address 3535 StoneCreek Place
Helena, AL 35080

Grantee's Name Wells Fargo Bank, N.A.
Mailing Address c/o Wells Fargo Bank, N.A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

Property Address 3535 StoneCreek Place
Helena, AL 35080

Date of Sale 10-4-2012
Total Purchase Price \$ 212,328.86



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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 Amount

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 10-25-2012

Print JACKYNN COLLIER

☐ Unattested

Sign JACKYNN COLLIER
(Grantor/Grantee/Owner/Agent) circle one

(verified by)