SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

STATE OF ALABAMA

SHELBY COUNTY

20130809000325490 1/4 \$25.00 Shelby Cnty Judge of Probate, AL

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of October, 2011, Mickie P. Kelley and Richard H. Kelley, wife and husband, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20111107000334420, 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 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 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 April 17, 2013, April 24, 2013, and May 1, 2013; and







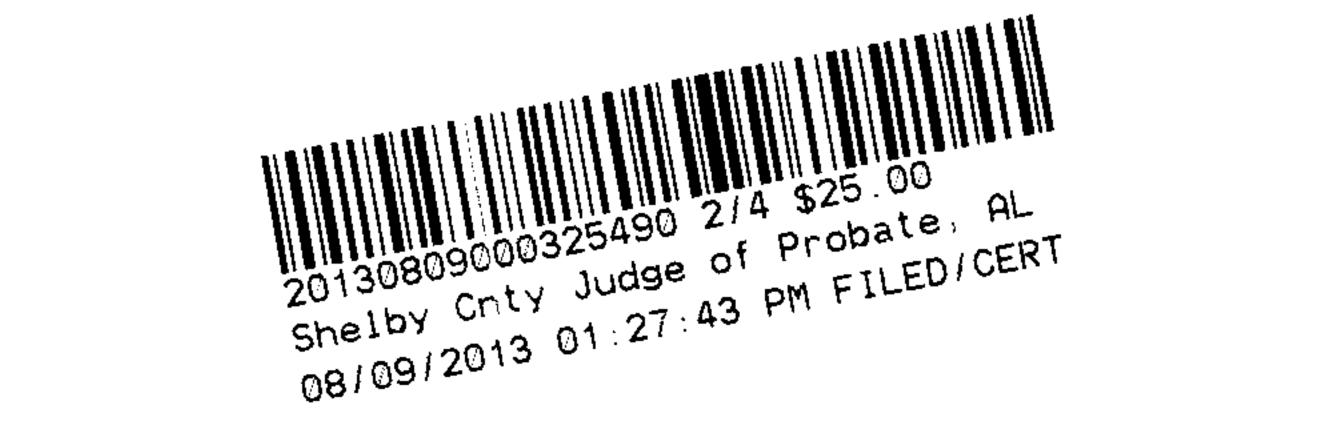
WHEREAS, on July 29, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred Fifty-Nine Thousand And 00/100 Dollars (\$259,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1329, according to the Final Plat of Macallan at Ballantrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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.









IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this ______ day of ________, 2013. Wells Fargo Bank, N.A. By: AMN Auctioneering, LLC Its: Auctioneer Aaron Nelson, Member STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

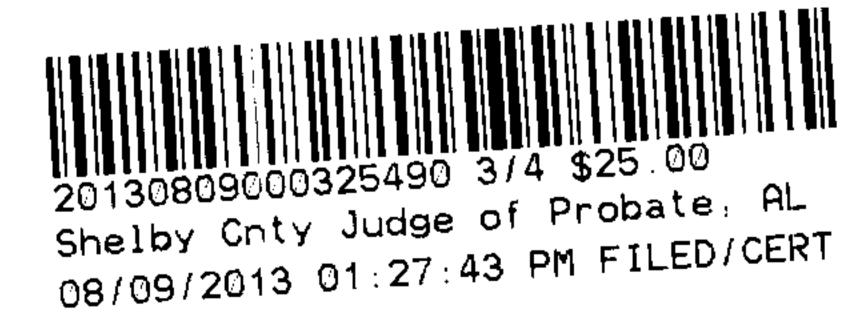
Given under my hand and official seal on this _____ day of

Notary Public

My Commission Expire

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

2013.









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.	Grantee's Name	<u>Federal Home Loan Mortgage</u>	
Mailing Address	c/o Wells Fargo Bank, N.A. MAC # X2505-01A 1 Home Campus Des Moines, IA 50328	Mailing Address	Corporation 5000 Plano Parkway Carrollton, TX 75010	
Property Address	213 Macallan Road Pelham, AL 35124	Date of Sale	7/29/2013	
		Total Purchase Price	\$ <u>259,000.00</u>	
		or Actual Value	\$	
		or Assessor's Market Value	\$	
•	ımentary evidence is not require	form can be verified in the following (ed) _ Appraisal Other Foreclosure Bid Price	documentary evidence: (check one)	
If the conveyance do this form is not requi		tion contains all of the required inform	ation referenced above, the filing of	
•	false statements claimed on t	the information contained in this docu this form may result in the imposition		
Date	<u> </u>	Print Laura L Gilmore, foreclosure specialist		
Unattested		Sign Jawa	Julysell	
	(verified by)		Owner (Agent) circle one	

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