

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Pruitt
Baker, Donelson, Bearman, Caldwell, and Berkowitz, P.C.
420 North 20th Street, Ste. 1400
Birmingham, Alabama 35203
205-328-0480



20130918001025080 1/4
Bk: LR201318 Pg:7411
Jefferson County, Alabama
I certify this instrument filed on:
09/18/2013 01:00:30 PM FCD
Judge of Probate- Alan L. King

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

JEFFERSON COUNTY



20130919000378170 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/19/2013 11:14:28 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

Thomas L. Hogan and Myra M. Hogan (collectively, the "Borrower"), executed that certain Mortgage dated September 17, 2003, in favor of Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association (including Wachovia SBA Lending, Inc.) ("Wells Fargo"), recorded on September 17, 2003, in the Office of the Judge of Probate for Jefferson County, Alabama, at Real Property Book 200314, Page 4770 and on September 19, 2003, in the Office of the Judge of Probate for Shelby County, Alabama, as Instrument No. 20030919000632210.

Borrower defaulted in the payment of the indebtedness secured by the Mortgage and Lender then declared all of the indebtedness secured by the Mortgage due and payable and, in accordance with applicable law, gave due and proper notice of the foreclosure of the Mortgage by publication in *The Alabama Messenger*, a newspaper of general circulation published in Jefferson County, Alabama, and *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in their respective issues of August 7th, August 14th, and August 21, 2013, and was re-noticed on September 4, 2013.

On September 18, 2013, during the legal hours of sale, the day and time on which the foreclosure sale was due to be held, Lender duly and properly conducted the foreclosure sale and offered for sale and sold at public outcry, at the main entrance of the Jefferson County Courthouse in Birmingham, Jefferson County, Alabama, and at the main entrance of the Shelby County Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described (the "Property").

At said sale, which was conducted by the undersigned auctioneer, in all respects in accordance with Alabama law, Wells Fargo Bank, N.A. (the "Purchaser"), became the purchaser of said Property, being the highest bidder and best bidder therefor in the amount of Nine Hundred Ninety Thousand and No/100 Dollars (\$990,000.00) on the indebtedness secured by the Mortgage and the Property was sold to Purchaser.

THEREFORE, in consideration of the premises and of a credit bid of Nine Hundred Ninety Thousand and No/100 Dollars (\$990,000.00) on the indebtedness secured by the Mortgage, Lender, acting by and through Joshua F. Reif, as the auctioneer and the person conducting the foreclosure sale for Lender does hereby transfer and convey unto Purchaser,

subject to any unpaid real property ad valorem taxes or any liens for unpaid real property ad valorem taxes, easements, restrictions and rights of way of record that apply to the Property, the following described real estate:


Lots 7-B and 7-C, according to a Resurvey, as recorded in Map Book 150, Page 55, in the Probate Office of Jefferson County, Alabama, and Map Book 10, Page 28, in the Probate Office of Shelby County, Alabama, of Lots 6 & 7, Cahaba Park South.

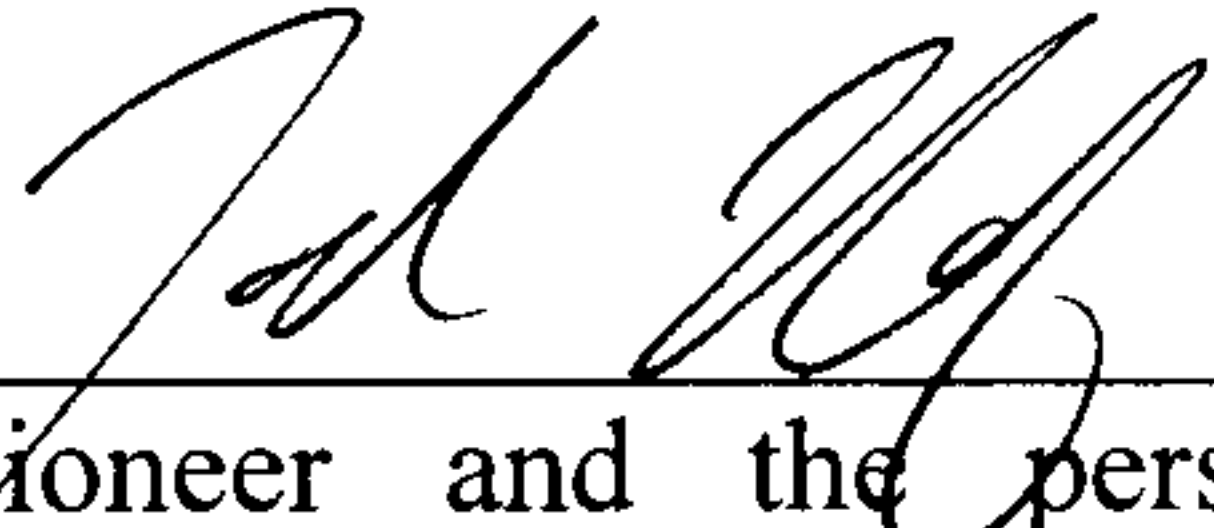
The Real Property or its address is commonly known as 501-507 Cahaba Park Circle, Birmingham, AL 35242-5045.

TO HAVE AND TO HOLD the Property unto Purchaser forever.

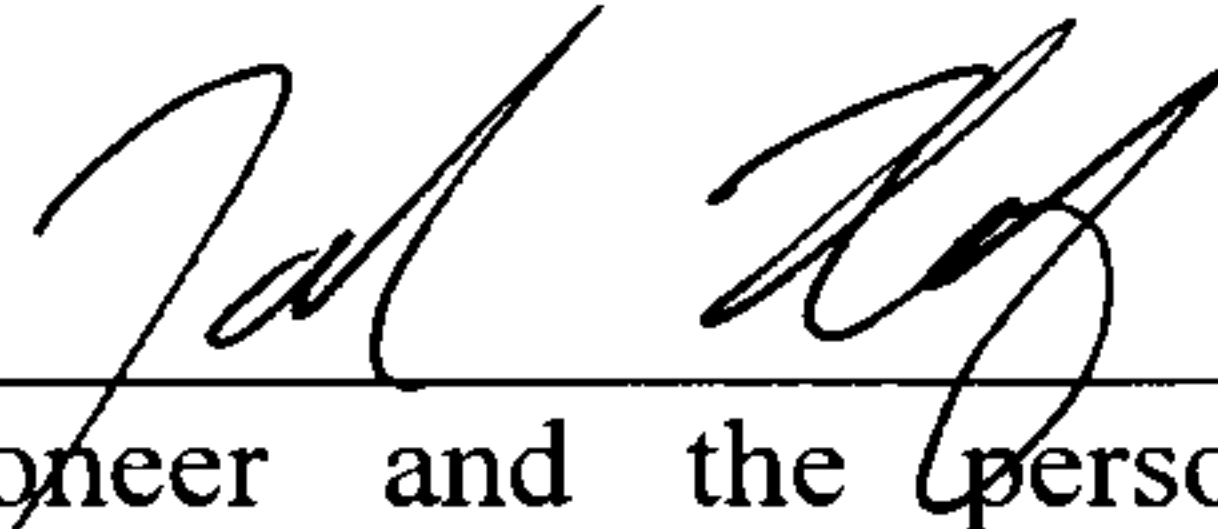
IN WITNESS WHEREOF, Lender has caused this instrument to be executed by Joshua F. Reif, as the auctioneer and the person conducting this foreclosure sale for Lender, and in witness whereof Joshua F. Reif has executed this instrument in his capacity as such auctioneer on this 18th day of September, 2013.

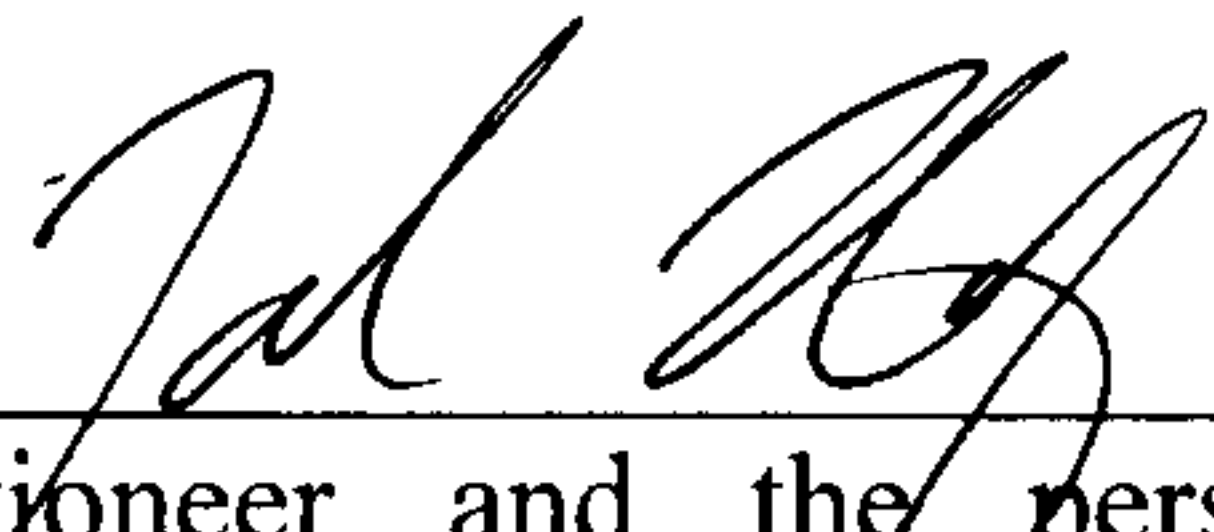
**THOMAS L. HOGAN AND
MYRA M. HOGAN**


20130919000378170 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/19/2013 11:14:28 AM FILED/CERT

By: 
as auctioneer and the person conducting the
foreclosure sale for Wells Fargo Bank, N. A.,
successor by merger to Wachovia Bank, National
Association

WELLS FARGO BANK, N.A.

By: 
as auctioneer and the person conducting the
foreclosure sale for Wells Fargo Bank, N. A.,
successor by merger to Wachovia Bank, National
Association


as auctioneer and the person conducting the
foreclosure sale for Wells Fargo Bank, N. A.,
successor by merger to Wachovia Bank, National
Association

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said State and County, hereby certify that Joshua F. Reif, whose name as auctioneer and the person conducting the foreclosure sale for Wells Fargo Bank, N. A., successor by merger to Wachovia Bank, National Association, 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 this conveyance, he, in his capacity as such auctioneer, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2013.

Mary-Ann Sellers
NOTARY PUBLIC

My commission expires: 9/2/2014

RETURN INSTRUMENT TO PREPARER


20130919000378170 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/19/2013 11:14:28 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thomas L. Hogan and Myra M. Hogan

Mailing Address 507 Cahaba Park Circle
Birmingham, ALabama 35242

Grantee's Name Wells Fargo Bank, N.A.

Mailing Address Credit Management Group
3295 Elder St, Suite 340
Boise, Idaho 83704

Property Address 507 Cahaba Park Circle
Birmingham, AL 35242

Date of Sale September 18, 2013

Total Purchase Price \$ 990,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130919000378170 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/19/2013 11:14:28 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Foreclosure Deed
☐ Closing Statement

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 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 September 18, 2013

Joshua F. Reif

STATE OF ALABAMA - JEFFERSON COUNTY Print

I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

Unattested

Sign

Verified by
Judge of Probate

(Grantor/Grantee/Owner/Agent) circle one

"NO TAX COLLECTED"

20130918001025080 4/4
Bk: LR201318 Pg:7411
Jefferson County, Alabama
09/18/2013 01:00:30 PM FCD
Fee - \$26.00

Total of Fees and Taxes-\$26.00
KGILDER

Form RT-1