

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:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)


20140204000032080 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/04/2014 01:59:11 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 29th day of December, 2010, Joseph Lee Green Jr. and Michelle M. Cohill, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for PrimeLending, a PlainsCapital Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20110112000011840, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA ("Transferee"), by instrument executed on July 26, 2011 and recorded on July 29, 2011 in Instrument 20110729000220950, 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

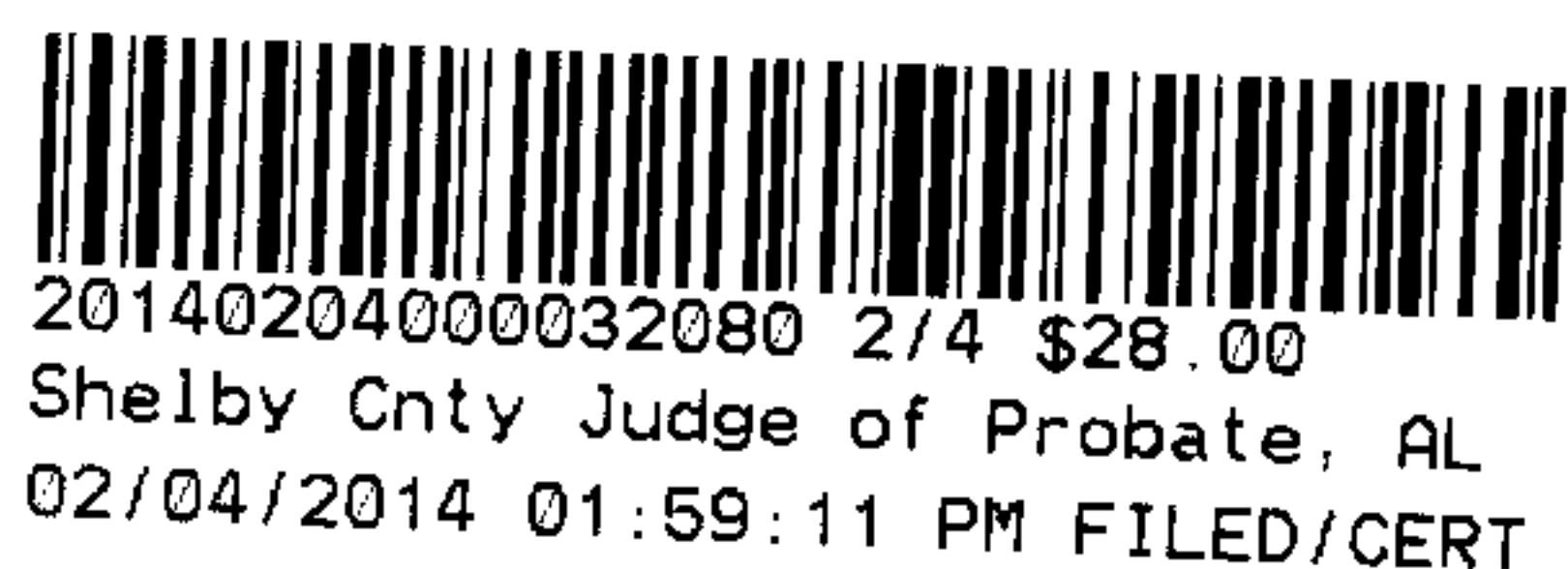
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank, NA did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 20, 2013, November 27, 2013, December 4, 2013; and

WHEREAS, on January 16, 2014, 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, Brooks Marks was the auctioneer 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 Eighty-Eight Thousand Forty and 00/100 Dollars (\$88,040.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA, by and through David Sigler 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:

A parcel of land in the SW ¼ of the SE ¼ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7 in the Probate Office of Shelby County, Alabama; thence run West along the South line of said Lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way Oak Street; said curve having delta angle of 05 degrees 40 minutes 41 seconds and a radius of 305.03 feet; thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet to the point of beginning, thence continue last course 10.00 feet to the point of a clockwise curve having a delta angle of 32 degrees 47 minutes 05 seconds and a radius of 199.97 feet; thence run along the arc of said curve 114.42 feet to the point of a counterclockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds a radius of 25.00 feet; thence run along the arc of said curve 39.27 feet; thence continue tangent to said curve and Southeast along the North right of way of Hickory Street 126.48 feet; thence turn left 100 degrees 17 minutes 00 seconds and run Northeast 200.73 feet; thence turn left 20 degrees 30 minutes 31 seconds and run North 35.90 feet; thence turn left 91 degrees 59 minutes 32 seconds and run West 160.03 feet to the point of beginning.



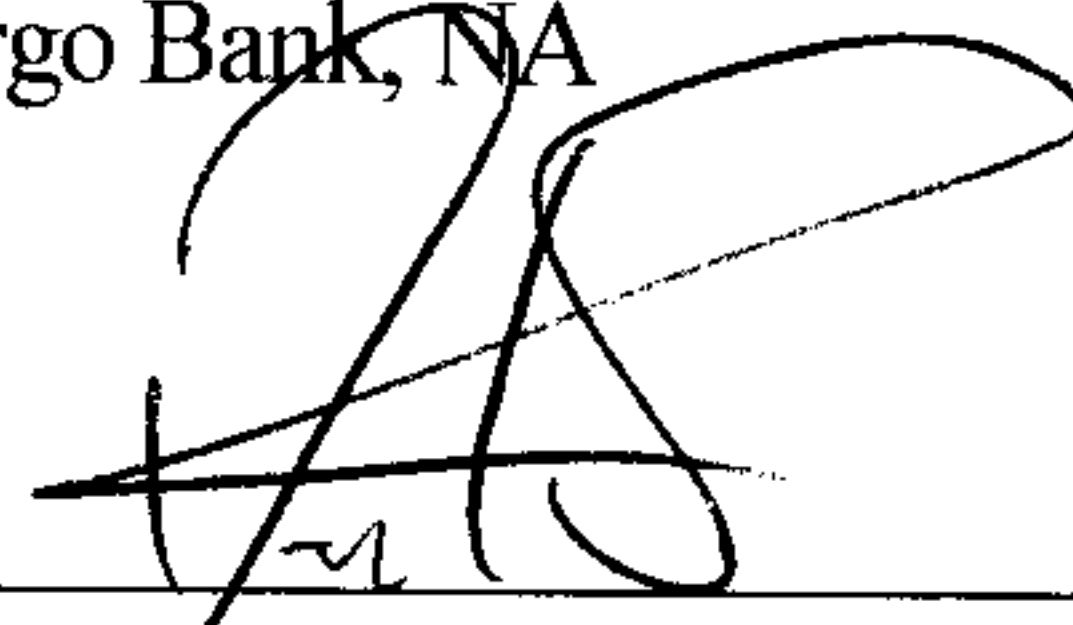
TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, NA its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, 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 Bank, NA has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 3rd day of February, 2014.


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Wells Fargo Bank, NA

By:



David Sigler, 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 David Sigler 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 3 day of February, 2014.



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:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
1 Independence Plaza, Suite 416, 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: Michelle M. Cohill Joseph Lee Green, Jr.

Grantee's Name: Wells Fargo Bank, NA

Mailing Address: 137 Oak Street
Maylene, AL 35114-6035

Mailing Address: 2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

Property Address: 137 Oak Street
Maylene, AL 35114-6035

Date of Sale: January 16, 2014

Total Purchase Price \$ 88,040.00
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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Amount

☐ 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 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 _____

Print Jaclyn Collier

Unattested

Sign Jaclyn Collier

(verified by)

Grantee



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