SEND TAX NOTICE TO: Federal National Mortgage Association 13455 Noel Road, Suite 660 Dallas, TX 75240

STATE OF ALABAMA)

SHELBY COUNTY

20140826000268610 1/4 \$28.00 Shelby Chty Judge of Probate, AL

Shelby Cnty Judge of Probate; AL 08/26/2014 01:54:23 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of June, 2008, June Hallmark Shelton and spouse, James Grady Fadely, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Assurance Financial Group, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080708000276210, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20140327000085730, in the aforesaid Probate Office ("Transferee"); 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 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, 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 <u>Shelby County Reporter</u>, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 16, 2014, July 23, 2014, and July 30, 2014; and

WHEREAS, on August 18, 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, 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 National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Seventy-Seven Thousand Six Hundred Seventy-Eight And 03/100 Dollars (\$177,678.03) 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 Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 136, according to the final record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

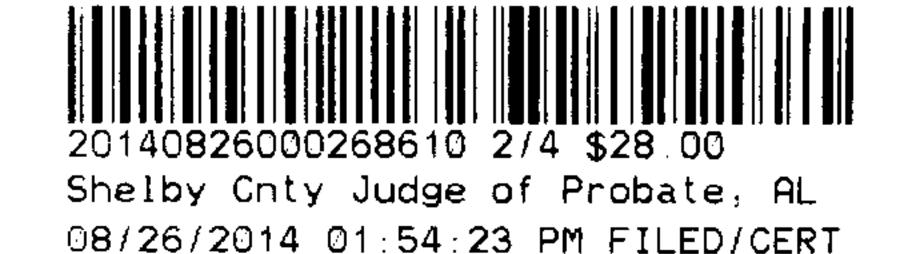
TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; 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.



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IN WITNESS W	HEREOF, Wells Fargo	Bank, N.A., ha	as caused this inst	trument to be executed	bу
and through Aaron Nelso	n as member of AMN	Auctioneering	g, LLC, as auction	neer conducting said sa	ıle
for said Transferee, and s	aid Aaron Nelson as m	nember of AM	N Auctioneering,	LLC, as said auctioned	er,
has hereto set his/her han	d and seal on this	<u>day of</u>	Aug	, 2014.	
		Wells	Fargo Bank, N.A	•	
		•	MN Auctioneering	ng, LLC	

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 Transferee.

Given under my hand and official seal on this 2

day of

Aaron Nelson, Member

2014.

Notary Public

My Commission Expires:

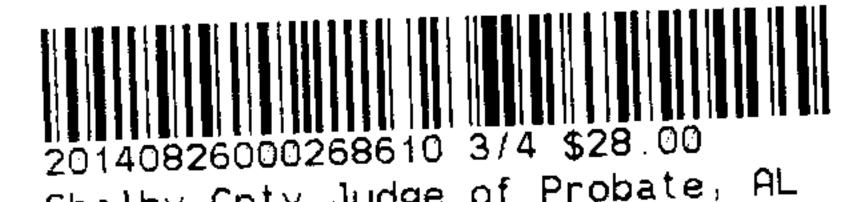
This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727

Birmingham, Alabama 35255-5727









Shelby Cnty Judge of Probate, AL 08/26/2014 01:54:23 PM 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	Wells Fargo Bank, N.A.		Federal National Mortgage Association
	c/o <u>Wells Fargo Bank, N</u>	<u>.A.</u>	
Mailing Address	MAC # X2505-01A	Mailing Address	13455 Noel Road, Suite 660
	1 Home Campus		<u>Dallas</u> , TX, 75240
	Des Moines, IA 50328		
Property Address	4165 Guilford Road	Date of Sale	8/18/2014
Froperty Address		Date of Sale	0/10/2014
	Birmingham, AL 35242	Total Purchase Price	\$ <u>177,678.03</u>
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$
	or actual value claimed on the imentary evidence is not rec	nis form can be verified in the following do quired)	cumentary evidence: (check one)
Bill of Sale		Appraisal	
Sales Contract		✓ Other Foreclosure Bid Price	
Closing Stateme	ent		
If the conveyance do this form is not requir		dation contains all of the required informa	tion referenced above, the filing or
understand that any a Alabama 1975 § 40-2	false statements claimed on 22-1 (h).	nat the information contained in this docur this form may result in the imposition of t	ment is true and accurate. I furthe the penalty indicated in Code of
Date8/18	3/14	Print <u>Laura L Gilmore, foreclosu</u>	ıre specialist
Unattested		Sign	Hurse
	(verified by)	(Grantor/Grantee/C	wner/Agent) circle one

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