


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


20140916000290560 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/16/2014 01:39:49 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of July, 2005, Patrick W. Bice and Amanda J. Bice, husband and wife, executed that certain mortgage on real property hereinafter described to CIS Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050801000387370; having corrected by Scrivener's Affidavit recorded in Instrument Number 20100128000027480, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20050801000387380, 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 6, 2014, August 13, 2014, and August 20, 2014; and



WHEREAS, on September 8, 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

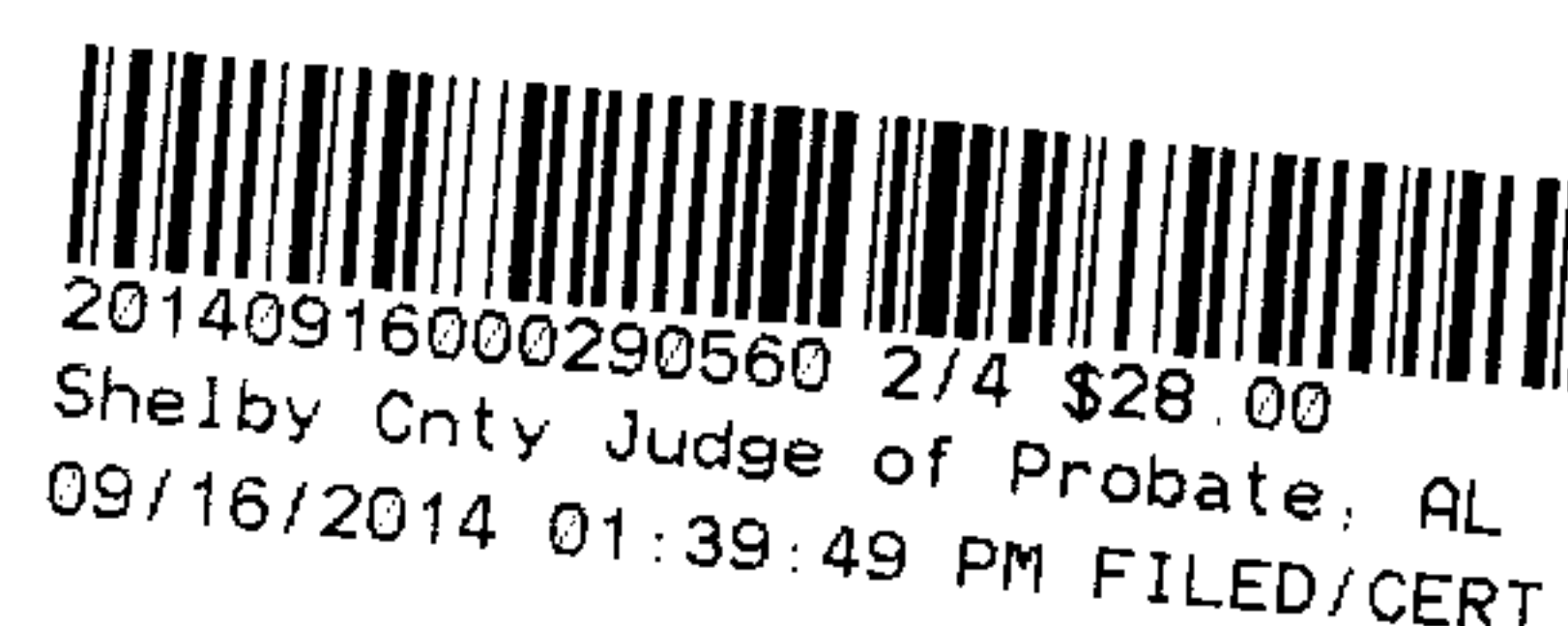
WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Sixty-Five Thousand Nine Hundred Seventy And 00/100 Dollars (\$65,970.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Warner as auctioneer conducting said sale for said Transferee, 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:

Tract D: A parcel of land located in the Southwest quarter of the Southwest Quarter of the Northwest Quarter in Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 22 South, Range 4 West, said corner being a found 3 inch capped pipe; thence go South along the West line of said Section 12 a distance of 1992.72 feet to a 2 inch pipe; thence continue on the same course and go a distance of 470.00 feet to a set 1/2 inch rebar, being the point of beginning (POB) of Tract D herein described; then continue on the same course and go a distance of 194.07 feet to a 3 inch pipe being the accepted Southwest corner of the Southwest quarter of the Northwest quarter of said Section 12, Township 22 South, Range 4 West; then turn left 90 degrees 51 minutes 37 seconds and go in an Easterly direction a distance of 239.41 feet to a set 1/2 inch rebar; then turn left 104 degrees 56 minutes 45 seconds and go in a Northwesterly direction a distance of 197.96 feet to a set 1/2 inch rebar; then turn left 74 degrees 11 minutes 39 seconds and go in a Westerly direction a distance of 185.46 feet to the point of beginning; and being subject to any and all easement of record, including the ingress/egress easement described below as "Easement E"; this according the survey of Robert Shaw dated May 21, 2004.

Also a non-exclusive easement:

Easement E: An easement for ingress/egress located in the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 12 Township 22 South Range 4 West, Shelby County Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 22 South, Range 4 West, said corner being found 3 inch capped pipe; thence go South along the West line of said Section 12 a distance of 1992.72 feet to a 2 inch pipe then turn left 90 degrees 31 minutes 52 seconds and go in an Easterly direction a distance of 316.22 feet to a 2 inch pipe on the West right of way line of Shelby County Highway No. 10, then turn right and run in a Southwesterly direction along thence said West right of way line and along the arc of a curve having a radius of 2824.93 feet and being concave to the Southwest, a distance of 26.60 feet to a set 1/ 2 inch rebar being the point of beginning of the easement E herein described, said easement being 15 feet wide and being on the right side of the following described line; thence turn right 69 degrees 54 minutes 10 seconds from the chord of said curve and go in a Southwesterly direction, along the Southeast line of Tract A, a distance of 79.76 feet to a set 1/2 inch rebar; then turn left 9 degrees 17 minutes 11 seconds and go in a Southwesterly direction, along the Southeast



property line of line of Tract A, a distance of 56.12 feet to a set 1/2 inch rebar; then turn left 34 degrees 30 minutes 01 seconds and go in a Southwesterly direction a distance of 39.88 feet to a point; then turn right 37 degrees 30 minutes 03 seconds and go in a Southwesterly direction a distance of 135.26 feet to a point on the East property line of Tract C, then turn left 61 degrees 06 minutes 34 seconds and go in a Southeasterly direction along the East property line of said Tract C a distance of 213.20 feet to the end of said easement at the North line of Tract D, this according the survey of Robert Shaw dated May 21, 2004.

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 Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 10 day of Sep, 2014.

Wells Fargo Bank, N.A.

By: Aaron Warner, Auctioneer
Its: Auctioneer

By: [Signature]
Aaron Warner, Auctioneer

STATE OF ALABAMA)

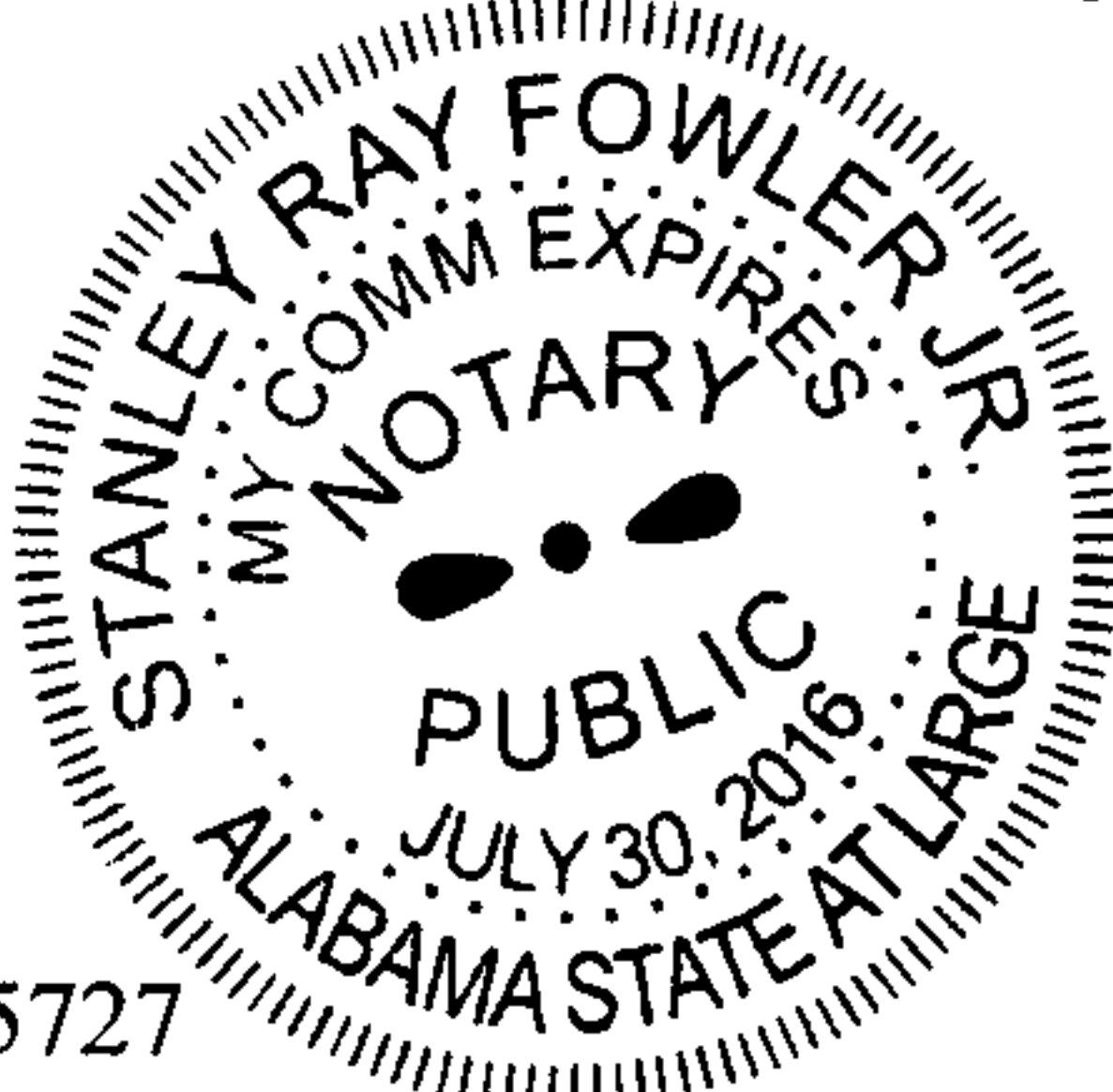
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 10 day of Sept, 2014.

[Signature]
Notary Public
My Commission Expires: _____

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



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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.
c/o Wells Fargo Bank, N.A.
Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Grantee's Name Federal Home Loan Mortgage Corporation
Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 27 Beatrice Lane
Montevallo, AL 35115

Date of Sale 9/8/2014

Total Purchase Price \$65,970.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 9/8/14

☐ Unattested

(verified by)

Print Laura L Gilmore, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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