

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20141017000329250 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
10/17/2014 12:02:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of June, 2009, Anita Brooks and Robbie Brooks, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090714000269750, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Inst. No. 20140513000144160, 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 13, 2014, August 20, 2014, and August 27, 2014; and

WHEREAS, on October 6, 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, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of One Hundred Seventeen Thousand Eight Hundred Sixty And 00/100 Dollars (\$117,860.00) 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 Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. 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 Northeast quarter of the Southeast Quarter of Section 21 and the Northwest Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Beginning at a 3/4 inch pipe found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 22; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Sixteenth Section, a distance of 839.34 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler CA 0502" on the North right of way of County Highway No. 61; thence South 50 degrees 31 minutes 11 seconds West along said right of way, a distance of 950.00 feet to a point; thence South 51 degrees 39 minutes 26 seconds West, along said right of way, a distance of 238.14 feet to a 1/2 inch pipe found; thence North 14 degrees 32 minutes 39 seconds West, a distance of 778.60 feet to a 3/4 inch rebar found; thence South 89 degrees 36 minutes 23 seconds East, a distance of 276.23 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said



20141017000329250 2/4 \$28.00
Shelby Cnty Judge of Probate, AL
10/17/2014 12:02:22 PM FILED/CERT

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 Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 16 day of Oct, 2014.

Wells Fargo Bank, N.A.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
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 Transferee.

Given under my hand and official seal on this 16 day of Oct, 2014.

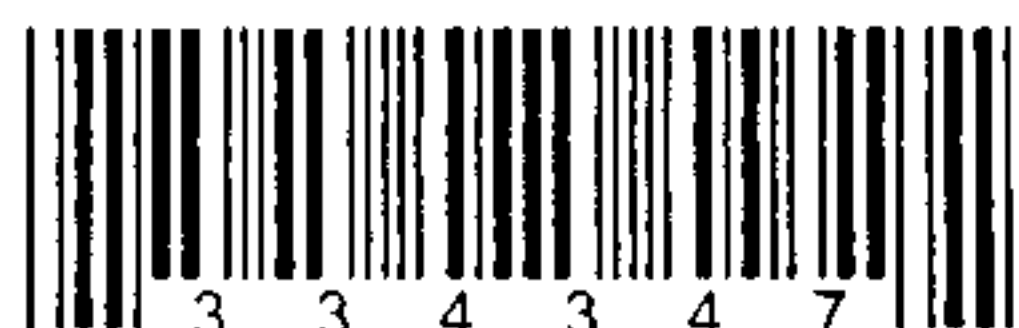


This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires: _____



20141017000329250 3/4 \$28.00
Shelby Cnty Judge of Probate, AL
10/17/2014 12:02:22 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.
Mailing Address c/o Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

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

Property Address 5235 Hwy 61
Columbiana, AL 35051

Date of Sale 10/6/2014

Total Purchase Price \$117,860.00

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 Price
☐ 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.

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 Robert Colville, foreclosure specialist

☐ Unattested _____
(verified by)

Sign Robert Colville
(Grantor/Grantee/Owner/Agent) circle one


20141017000329250 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
10/17/2014 12:02:22 PM FILED/CERT