

Send Tax Notice To:

When Recorded Return to:

Shelby County, AL 01/12/2015
State of Alabama
Deed Tax: \$167.00



20150112000012040 1/4 \$194.00
Shelby Cnty Judge of Probate, AL
01/12/2015 12:41:43 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 26th day of October, 2011, William Lewis Varner, Jr. and Constance Varner, 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 Plains Capital Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20111102000327830, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA "Transferee"), by instrument executed on July 9, 2014 and recorded on July 15, 2014 in Instrument 20140715000214850, 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 October 8, 2014, October 15, 2014, October 22, 2014; and

WHEREAS, on December 9, 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, Jared Barron was the auctioneer and the person conducting the sale for said Wells Fargo Bank, NA; and

WHEREAS, Crown Properties of AL, LLC, was the highest bidder and best bidder in the amount of One Hundred Sixty-Six Thousand Eight Hundred Fifty-One and 00/100 Dollars (\$166,851.00) 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 Crown Properties of AL, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 560, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Crown Properties of AL, LLC 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 11th day of December, 2014.

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 11th day of December, 2014.

Jillian K. Mohr
NOTARY PUBLIC

My Commission Expires: My Commission Expires
April 29, 2018

This instrument prepared by:

David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

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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 NA
Mailing Address 1 Independence Plaza
Ste 416
B'ham, AL 35209

Grantee's Name Crown Properties of AL, LLC
Mailing Address 5260 Greystone Way
B'ham, AL 35242

Property Address 613 Lane Park Terrace
Maylene, AL 35114

Date of Sale 12-9-14
Total Purchase Price \$ 166,851.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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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

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 1-12-15

Print Brian James for Crown Properties of AL, LLC

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one