


SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
5000 Plano Parkway  
Des Moines, IA 50328

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

  
20150615000198330 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
06/15/2015 10:22:56 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of July, 2004, Blake Denson, as a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Home America Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040728000418580, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20130116000022900, 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 April 1, 2015, April 8, 2015, and April 15, 2015; and

WHEREAS, on June 3, 2015, 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

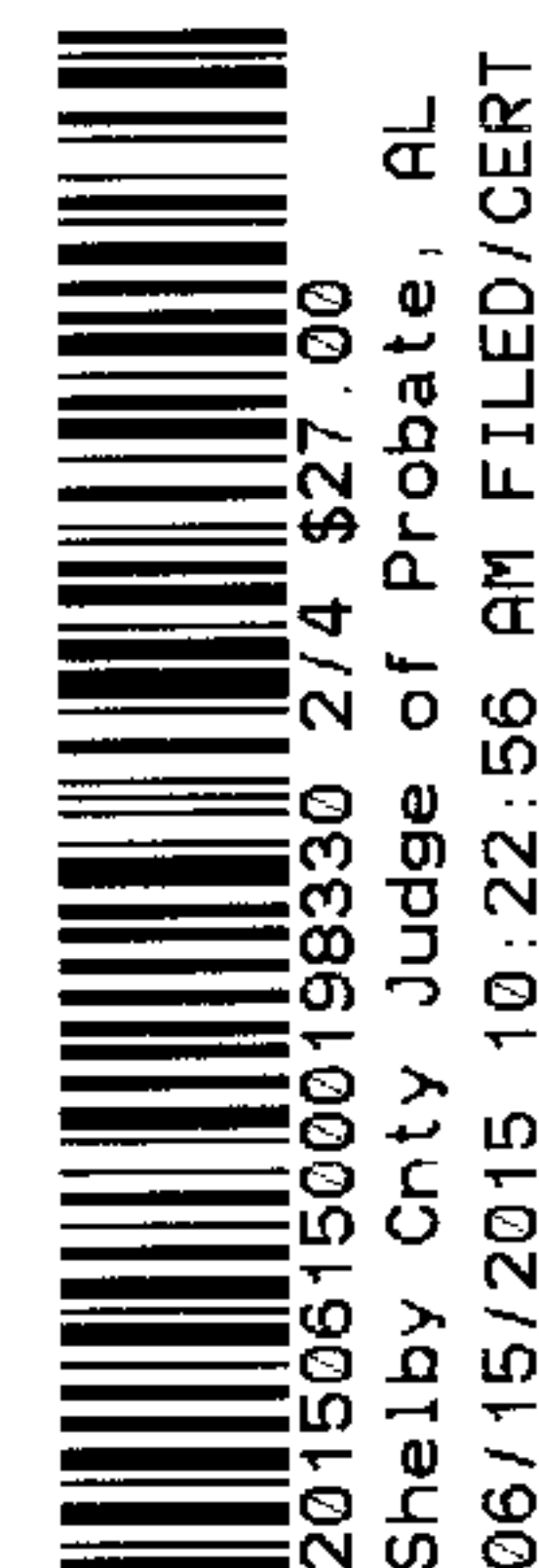
WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of Forty-Nine Thousand Five Hundred Sixty And 00/100 Dollars (\$49,560.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Red Mountain Title, 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:

Commence at the Northeast corner of the North Half of the Northwest Quarter of Section 4, Township 20 South, Range 1 West; thence run South 00 degrees 09 minutes 29 seconds East, along the East line of said Quarter for 654.06 feet; thence run South 89 degrees 02 minutes 31 seconds West for 711.80 feet to the Point of Beginning, said point being situated on the South right of way line of a 60 foot roadway; thence continue on the last described course for 75.00 feet; thence run South 00 degrees 00 minutes 00 seconds East for 258.07 feet; thence run South 89 degrees 00 minutes 24 seconds West for 189.78 feet; thence run South 00 degrees 15 minutes 12 seconds East for 406.81 feet; thence run North 88 degrees 52 minutes 38 seconds East for 242.97 feet; thence run North 00 degrees 00 minutes 00 seconds East for 662.31 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Parcel II: A lot as referred to in the Map of Frank Ingram Estates, as recorded in Map Book 19, Page 50, in the Probate Office of Shelby County, Alabama; more particularly described as follows: Commence at the Northeast corner of the North one-half of the Northeast Quarter of Section 4, Township 20 South, Range 1 West, thence run South along the East line of said Quarter section a distance of 694.06 feet, thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 786.80 feet to the Point of Beginning; thence continue along last said course for 170.0 feet, thence turn an angle of 89 degrees 07 minutes 08 seconds to the left and run 255.89 feet; thence turn an angle of 90 degrees 50 minutes 12 seconds left and run 169.35 feet; thence turn an angle of 89 degrees 01 minutes 05 seconds left and run 256.03 feet to the Point of Beginning.

Also, a 60 foot easement described as follows: Commence at the Northeast corner of the North one-half of the Northeast Quarter of Section 4, Township 20 South, Range 1 West thence run South along the East line of said Quarter section a distance of 594.06 feet to the Point of Beginning thence continue along last course for 60.0 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 956.80 feet, thence turn an angle of 90 degrees 52 minutes 52 seconds to the right and run 60.0 feet; thence turn an angle of 89 degrees 07 minutes 08 seconds right and run 956.80 feet to the Point of Beginning. All 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 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 Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 5<sup>th</sup> day of June, 2015.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

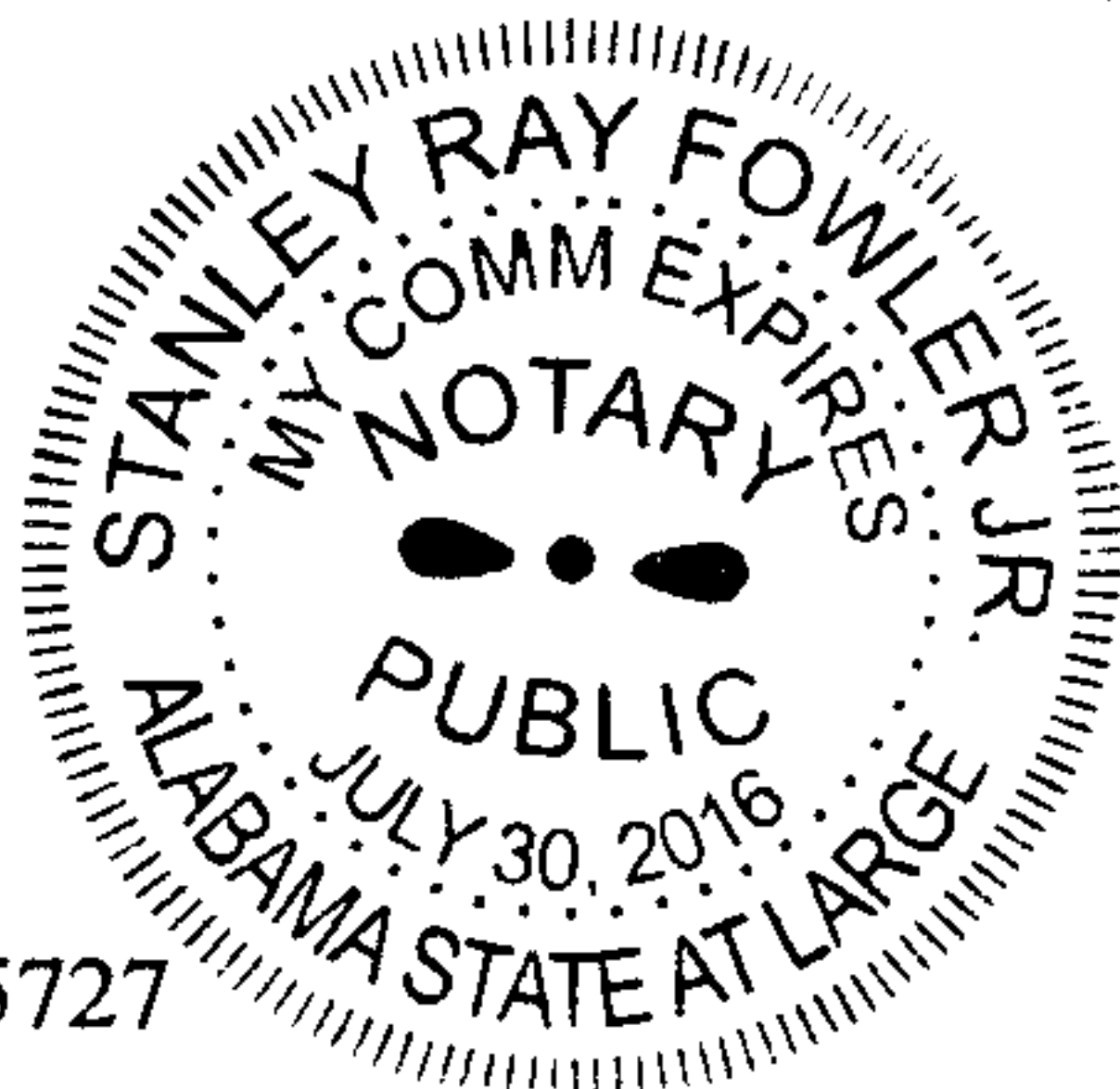
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, 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 auctioneer and with full authority, executed the same voluntarily 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 5 day of June, 2015.

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



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



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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.  
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 165 Charob Lake Trail  
Chelsea, AL 35043

Date of Sale 06/03/2015

Total Purchase Price \$49,560.00

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 06/03/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested \_\_\_\_\_  
(verified by)

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



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