



20150702000224010 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/02/2015 02:10:53 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Mia A. Morris, a married person

KNOW ALL MEN BY THESE PRESENTS: That Mia A. Morris, a married person did, on to-wit, August 7, 2007, execute a mortgage to Homeservices Lending, LLC series a dba Mortgage South, which mortgage is recorded in Instrument No. 20070814000381050 on August 14, 2007, and rerecorded in Instrument No. 20071120000529580 in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank, NA as reflected by instrument recorded in Instrument No. 20070814000381060 of the same Office.

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 due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 3, 2015; June 10, 2015; June 17, 2015; and

WHEREAS, on July 2, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:00 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, NA did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, NA, in the amount of \$245,403.30, which sum the said Wells Fargo Bank, NA offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, NA.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$245,403.30, cash, the said Mia A. Morris, a married person, acting by and through the said Wells Fargo Bank, NA, by Matthew William Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Matthew William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Wells Fargo Bank, NA, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 110-A, according to a Resurvey of Lots 110 & 111, Lakewood Phase 1, as recorded in Map Book 36, page 69, in the Probate Office of Shelby County, Alabama.

Less and Except the following:

A parcel of land being a part of Lot 110 of Final Plat of Lakewood Phase I as recorded in Map Book 33, Page 19 Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northeast corner of said Lot 110, said iron pin found also being at the Northwest corner of lot 111, in said Lakewood Phase I; thence run in Southerly direction along the East line of said Lot 110 and the West line of said Lot 111 for a distance of 45.00 feet to an iron pin set; thence

turn an angle to the right of 99° 50' 00" and run in a Northwesterly direction for a distance of 60.84 feet to an iron pin set; thence turn an angle to the right of 83° 52' 40" and run in a Northeasterly direction for a distance of 59.50 feet to an iron pin found on the North line of said Lot 110; thence turn an angle to the right of 110° 06' 32" and run in a Southeasterly direction along the North line of said Lot 110 for a distance of 61.32 feet to the point of beginning.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Matthew William Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew William Penhale, has executed this instrument in his capacity as such auctioneer on this July 2, 2015.

Mia A. Morris, a married person
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Matthew Penhale
Matthew William Penhale, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee


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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Matthew William Penhale, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal on July 2, 2015.

Heborah L. Horton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-28-16

Instrument prepared by:
Matthew William Penhale
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-007239

Send Tax Notices to:
Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Real Estate Sales Validation Form

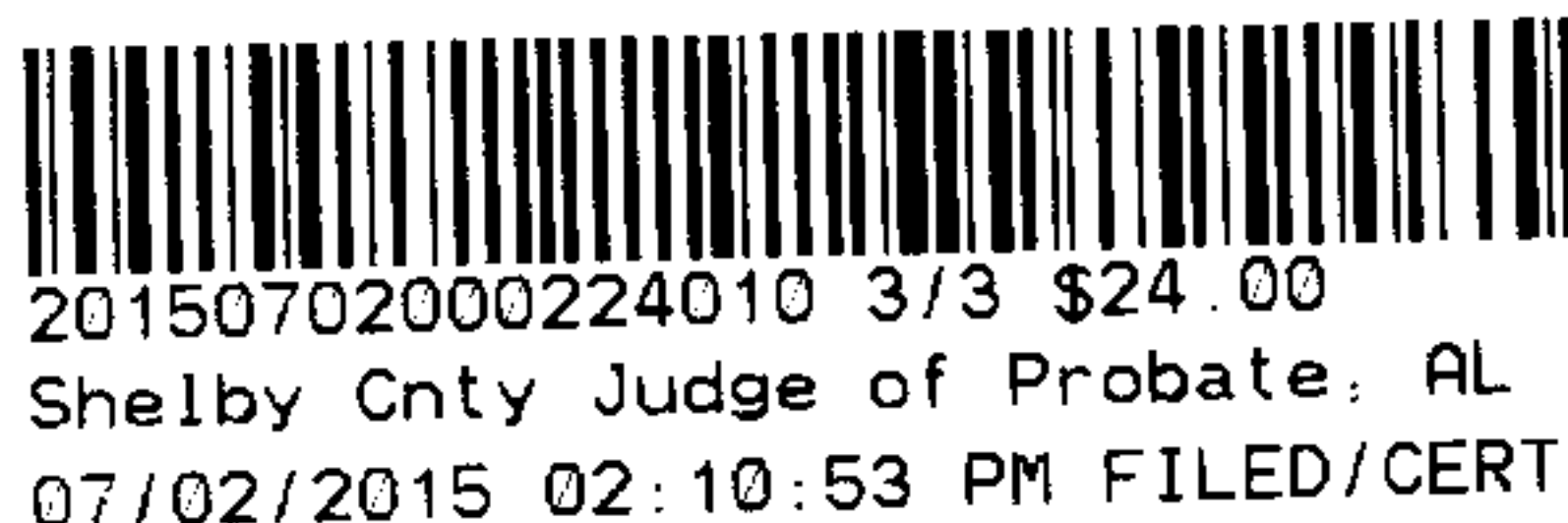
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mia A. Morris, a married person
Mailing Address _____

Grantee's Name Wells Fargo Bank, NA
Mailing Address 3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Property 107 Shoreline Way
Address Wilsonville, AL 35186

Date of Sale July 2, 2015
Total Purchase Price \$ 245,403.30



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 Notice of Sale
☐ 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.

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 of 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 7-2-15

Print Matthew Pentak

Unattested

Sign Matthew Pentak

(verified by)

(Grantor/Grantee/Owner/Agent) circle one