

**MORTGAGE FORECLOSURE DEED**

**20150710000232840  
07/10/2015 09:00:26 AM  
DEEDS 1/3**

STATE OF ALABAMA  
COUNTY OF SHELBY

)Stewart Deerman, husband and Tracy Deerman, wife  
)

KNOW ALL MEN BY THESE PRESENTS: That Stewart Deerman, husband and Tracy Deerman, wife did, on to-wit, the April 11, 2000, execute a mortgage to New South Federal Savings Bank, which mortgage is recorded in Instrument # at 2000-12960 on April 20, 2000, and modified in Instrument # 20130605000229750 recorded on June 5, 2013, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1 as reflected by instrument recorded in Instrument #, 2000-27883; Instrument #, 20040827000481730 and Instrument #, 20130813000329050 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1 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 February 4, 2015; February 11, 2015; February 18, 2015; and

WHEREAS, on the March 5, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:30 p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1 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 Alavest LLC, in the amount of Forty-Two Thousand Dollars and No Cents (\$42,000.00), and said property was thereupon sold to the said Alavest LLC, and

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;

NOW, THEREFORE, in consideration of the premises and of Forty-Two Thousand Dollars and No Cents (\$42,000.00), cash, the said Stewart Deerman, husband and Tracy Deerman, wife, acting by and through the said Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1, 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 National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1, 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 unto Alavest LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 2, according to the Survey of Meadowgreen, as recorded in Map Book 6, at Page 59 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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SUBJECT TO:

1. Restrictions, covenants and conditions as set out in instruments recorded in Misc Book 12 page 766, Deed Book 294 page 709, and Misc Book 14 page 819 in Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 87 page 277, Deed Book 136 page 355 and Deed Book 295 page 609 in Probate Office.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 298 page 288 in Probate Office
4. Permit to South Central Bell as shown by instrument recorded in Deed Book 301 page 435 in the Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc Book 13 page 210 in the Probate Office.
6. Encroachment of fences into the easement as shown on the survey by Robert C. Farmer, dated 5/3/95

TO HAVE AND TO HOLD the above described property unto Alavest LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1, 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 the March 5, 2015.

Stewart Deerman, husband and Tracy Deerman, wife  
Mortgagors

Wells Fargo Bank National Association, Successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Reporforming Loan REMIC Trust Certificates, Series 2003-R1  
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

STATE OF ALABAMA  
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 this March 11, 2015.

Kathy U. Bann  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-02-201

Instrument prepared by:  
MATTHEW ZACHARY PHELAN  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-006493



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/10/2015 09:00:26 AM  
\$69.00 JESSICA  
20150710000232840

James W. Fuhrmeister