


SEND TAX NOTICE TO:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

STATE OF ALABAMA )

SHELBY COUNTY )

  
20150923000333220 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:38 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of December, 2005, Virginia R. Spellman and Brett D. Spellman husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for The Bank, a Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051228000666940, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20130628000265690, 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 June 10, 2015, June 17, 2015, and June 24, 2015; and

WHEREAS, on August 26, 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, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Forty-One Thousand Nine Hundred Forty-One And 00/100 Dollars (\$41,941.00) 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 Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Southeast corner of the Northeast One-Fourth of the Southeast One-Fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed North a distance of 1528.63 feet; thence turn an angle of 89 degrees 12 minutes 20 seconds left and proceed West a distance of 1258.31 feet to the Point of Beginning of herein described parcel of land; thence continue West along said course a distance of 420.67 feet; thence turn an angle of 89 degrees 43 minutes 50 seconds left and proceed South a distance of 776.47 feet to a point of the North boundary of a 60 foot road; thence turn an angle of 91 degrees 36 minutes 14 seconds left and proceed East along the North boundary of said road a distance of 420.78 feet; thence turn an angle of 88 degrees 23 minutes 46 seconds left and proceed North a distance of 776.67 feet to the Point of Beginning of herein described parcel of land.

The above Property is located in the South One-Half of the Northwest 1/4 and the North One-Half of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama.



20150923000333220 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:38 AM FILED/CERT

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 21 day of September, 2015.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

By:

Lee Nash, Auctioneer

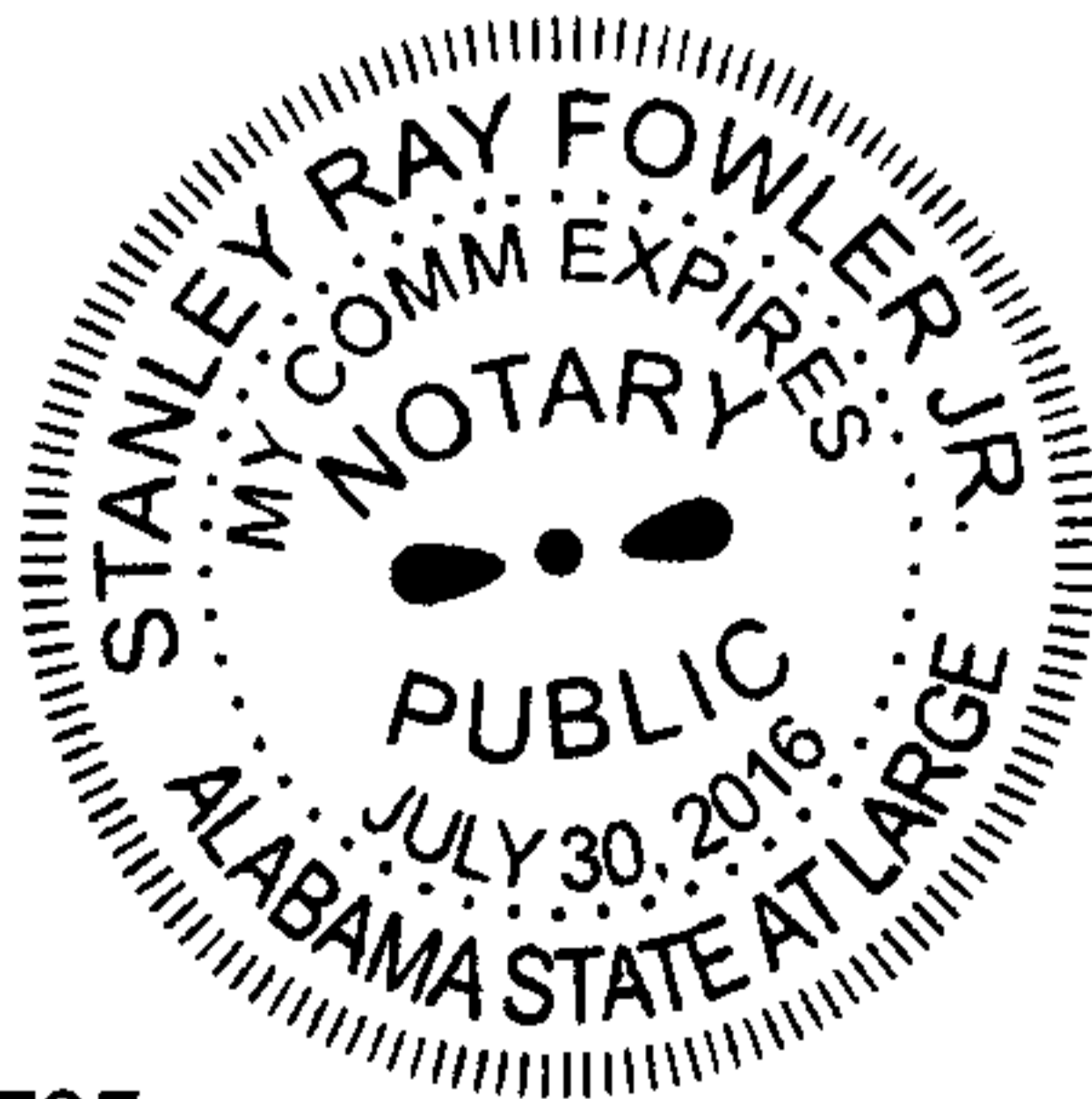
STATE OF ALABAMA )

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.

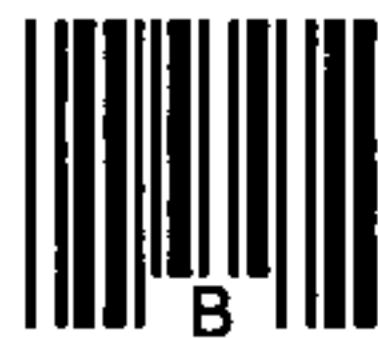
Given under my hand and official seal on this 21 day of Sept, 2015.

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



Notary Public

My Commission Expires:



20150923000333220 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:38 AM 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 Federal Home Loan Mortgage Corporation  
Mailing Address 5000 Plano Parkway  
Carrollton, TX 75010

Property Address 200 Breezeway Drive  
Vincent, AL 35178

Date of Sale 08/26/2015

Total Purchase Price \$41,941.00  
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 08/26/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested  
☐ (verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

20150923000333220 4/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:38 AM FILED/CERT