

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

)Jeremy P. Stafford and Alyssa Stafford, husband and wife  
)

KNOW ALL MEN BY THESE PRESENTS: That **Jeremy P. Stafford and Alyssa Stafford**, husband and wife did, on to-wit, May 11, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Franklin American Mortgage Company, which mortgage is recorded in **Instrument No. 20090521000191940** on May 21, 2009, 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. 20130308000096780** 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 September 16, 2015; September 23, 2015; September 30, 2015; and

WHEREAS, on October 8, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:00 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 \$132,720.00, 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 \$132,720.00, cash, the said Jeremy P. Stafford and Alyssa Stafford, husband and wife, 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 3 according to the Map of Plat of Stoney Meadows Subdivision, Phase I, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006, as document 20060323000138000, in said probate office, situated, lying and being in Shelby County, Alabama.**

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.

  
20151008000353550 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
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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 October 8, 2015.

Jeremy P. Stafford and Alyssa Stafford, husband and wife  
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

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 on October 8, 2015.

Jessica L. Holland  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

Instrument prepared by:  
Matthew William Penhale  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-007937

Send Tax Notices to:  
Secretary of Housing and Urban Development  
c/o Information Systems and Network Corporation  
(MCM)  
2401 NW 23rd Street  
Oklahoma City, OK 73107

  
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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 Jeremy P. Stafford and Alyssa  
Stafford, husband and wife

Grantee's Name Wells Fargo Bank, NA

Mailing Address 245 Stoney Trl  
Maylene, AL 35114

Mailing Address 3476 Stateview Blvd  
MAC # X7801-013 (FC)  
Fort Mill, South Carolina 29715

Property 245 Stoney Trl  
Address Maylene, AL 35114

Date of Sale October 8, 2015

Total Purchase Price \$ 132,720.00

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 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 10-8-15

Print Matthew Peahaly

Unattested

Sign Matthew Peahaly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

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