

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Gwendolyn McNeal, an unmarried woman
)

KNOW ALL MEN BY THESE PRESENTS: That Gwendolyn McNeal, an unmarried woman did, on to-wit, June 23, 2005, execute a mortgage to First Lenders Mortgage Corporation, which mortgage is recorded in Instrument # 2005070100328570 on July 1, 2005, 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 # 20030521000315540; Instrument # 20050701000328580 and Instrument # 20101104000370520 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 December 16, 2015; December 23, 2015; December 30, 2015; and

WHEREAS, on January 11, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:55 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 \$86,940.00, 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 \$86,940.00, cash, the said Gwendolyn McNeal, an unmarried woman, acting by and through the said Wells Fargo Bank, NA, by Susie Nailen, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Susie Nailen, 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 54, according to the Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of 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.

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.


20160209000040860 2/4 \$28.00
Shelby Cnty Judge of Probate, AL
02/09/2016 08:43:25 AM FILED/CERT

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Susie Nailen, has executed this instrument in his capacity as such auctioneer on this January 11, 2016.

Gwendolyn McNeal, an unmarried woman
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Susie Nailen
Susie Nailen, 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 Susie Nailen, 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 February 2, 2016.

Kim N. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/5/17

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

Instrument prepared by:
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Send Tax Notices to:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107



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