

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA COUNTY OF SHELBY)	Gwendolyn McNeal, an unmarried woman
June 23, 2005, execute a mortgage to First Lenders N 2005070100328570 on July 1, 2005, in the Office of indebtedness having been transferred or assigned to V	Nortgage the Judge Wells Far	Ewendolyn McNeal, an unmarried woman did, on to-wit, Corporation, which mortgage is recorded in Instrument # e of Probate of Shelby County, Alabama, and secured rgo Bank, NA as reflected by instrument recorded in 10328580 and Instrument # 20101104000370520 of the same
Fargo Bank, NA did declare all of the indebt and proper notice of the foreclosure of said n	edness se nortgage, eral circu	indebtedness secured by said mortgage and the said Wells ecured by said mortgage due and payable and did give due, in accordance with the terms thereof, by publication in The ulation published in Shelby County, Alabama, in its issues of 30, 2015; and
said notice, at1:55o'cloward o'cloward o'	ock a.m/p. Fargo Ba	he foreclosure sale was due to be held under the terms of .m., between the legal hours of sale, said foreclosure sale ank, NA did offer for sale and did sell at public outcry, in labama, Courthouse in the City of Columbiana, Alabama, the
was the bid of Wells Fargo Bank, NA, in the	amount	of \$86,940.00, which sum the said Wells Fargo Bank, NA mortgage, and said property was thereupon sold to the said
	Mortgage	mortgagee to bid at the sale and purchase said property, if the se or Auctioneer or any person conducting said sale for the a deed to the property so purchased; and
NOW, THEREFORE, in consideration of the unmarried woman, acting by and through the said We		es and of \$86,940.00, cash, the said Gwendolyn McNeal, an Bank, NA, by <u>Susie Nailen</u> , as auctioneer and the

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.

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

Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the

271 of the Code of Alabama (1975)unto Wells Fargo Bank, NA, the following described real estate situated in Shelby

County, Alabama, to-wit:

notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-

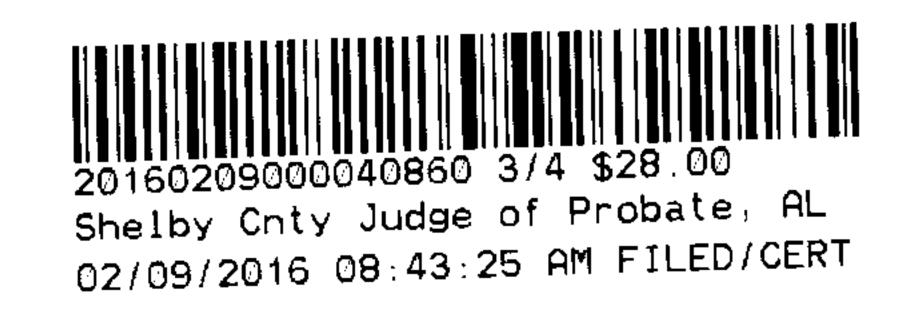
Mortgagee, and Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or

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.

	d the person conducting said sale for the Mortgagee of Nailen, has executed this instrument in his ca	—
	Gwendolyn McNeal, an unmarried woman	
	Mortgagors	
	Wells Fargo Bank, NA	
	Mortgagee or Transferee of Mortgagee	
	By Dusie Malen	
	Susie Nailen, as Auctioneer and the person	on conducting said sale for
	the Mortgagee or Transferee of Mortgagee	on conducting said said for
Susie Nailen, whose natural Transferee of Mortgagee, is signed to the this day that being informed of the contact.	blic in and for said State and County, hereby certify the ame as Auctioneer and the person conducting said sale he foregoing conveyance, and who is known to me, ack ents of the conveyance, he, in his capacity as such Auctor Transferee of Mortgagee, and with full authority exeme date.	for the Mortgagee or knowledged before me on ctioneer and the person
	ial seal on February 2, 2016.	
Given under my hand and offici	ial seal on Tellian, 2, 2016.	
	NOTARY PUBLIC /0/5//7 MY COMMISSION EXPIRES: //5//7	KIM N. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES
Instrument prepared by:	Send Tax Notices to:	
Erin L. Roberts	Secretary of Housing and Urban Develo	-
SHAPIRO AND INGLE LLP	Information Systems & Networks Corne	Oration

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-007607

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



Real Estate Sales Validation Form

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

Grantor's Name	Gwendolyn McNeal, an unmarried	Grantee's Name	Wells Fargo Bank, NA		
Mailing Address	woman	Mailing Address	3476 Stateview Blvd MAC # X7801-013 (FC) Fort Mill, South Carolina 29715		
Property	132 Hayesbury Ln	Date of Sale			
Address	Pelham, AL 35124	Total Purch	ase Price \$ 80, 940.00		
		Or A atual Malue	<u></u>		
		Actual Value or	Φ <u></u>		
			Iarket Value \$		
	e or actual value claimed on this form or dation of documentary evidence is no		following documentary evidence:		
□ Bill of Sale	· · · · · · · · · · · · · · · · · · ·	□ Appraisal			
□ Sales Contract		Other Notice of Sa	le		
□ Closing Statem					
•	document presented for recordation coordinated or secondarion coordinates and required.	ntains all of the requir	red information referenced above,		
the ming of this it	Instruction	otions			
Grantar's name and n			terest to property and their current		
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).					
•	my knowledge and belief that the information lse statements claimed on this form may resul				
Date	Print_	Susie Nailen	<u> </u>		
Unattested	Sign_	Quie 4 a	Dan.		
	(verified by)	(Grantor/Grantee/	Owner/Agent) circle one Form RT - 1		

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