

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Keith Sturdevant and Paula Sturdevant, husband and wife

**Please note for indexing purposes that the GRANTOR is "Keith Sturdevant and Paula Sturdevant, husband and wife" and the GRANTEE is "Secretary of Veterans Affairs, as assignee of highest and best bidder".**

KNOW ALL MEN BY THESE PRESENTS: That Keith Sturdevant and Paula Sturdevant, husband and wife did, on to-wit, August 31, 2012, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which mortgage is recorded in Instrument # Instrument Number 20120906000336480 on September 6, 2012, 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 Number, 20140214000041800 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 February 3, 2016 and February 10, 2016 and February 17, 2016; and

WHEREAS, on February 24, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:25 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 \$132,799.00, 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

WHEREAS, Wells Fargo Bank, NA desires to and does hereby assign to Secretary of Veterans Affairs all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of \$132,799.00, cash, the said Keith Sturdevant and Paula Sturdevant, husband and wife, acting by and through the said Wells Fargo Bank, NA, by Helen Ball, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Helen Ball, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Helen Ball, 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 Secretary of Veterans Affairs, as assignee of highest and best bidder Wells Fargo Bank, NA, the following described real estate situated in Shelby County, Alabama, to-wit:



20160224000056690 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/24/2016 11:36:17 AM FILED/CERT

**Lot 14, according to the Survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.**

**This is a purchase money mortgage.**

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.

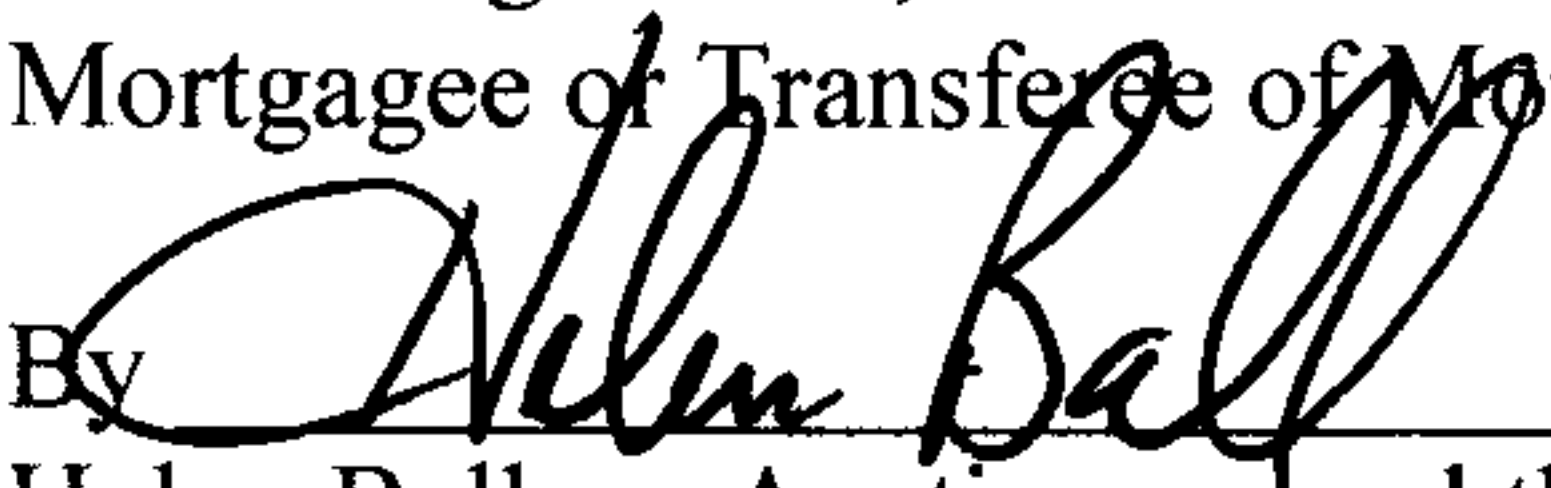
TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Helen Ball, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said , Helen Ball has executed this instrument in her capacity as such auctioneer on this February 24, 2016.

Keith Sturdevant and Paula Sturdevant, husband and wife  
Mortgagors

Wells Fargo Bank, NA  
Mortgagee or Transferee of Mortgagee

By

  
Helen Ball, 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 Helen Ball, 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, she, in her 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 24, 2016.

  
NOTARY PUBLIC

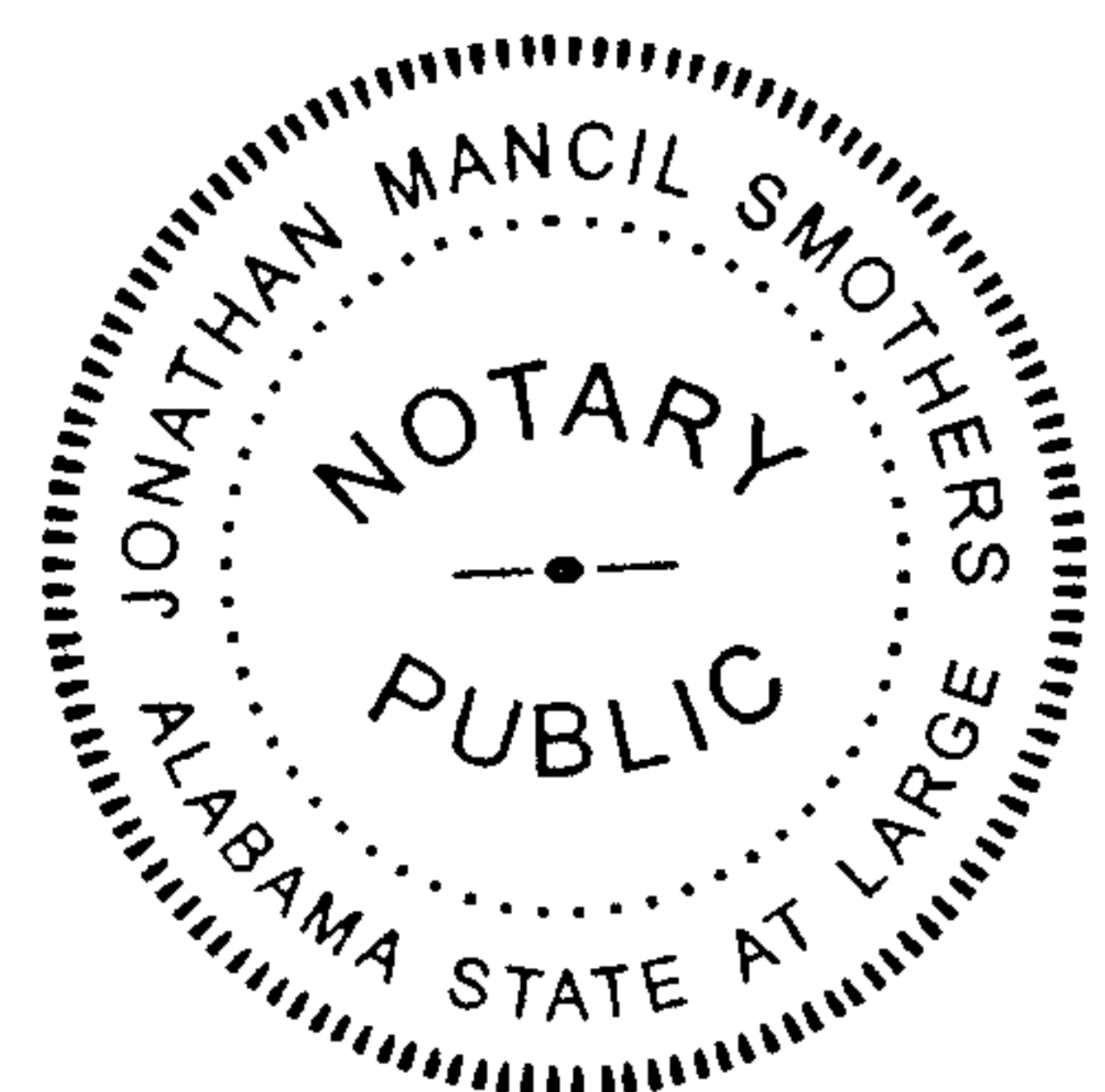
MY COMMISSION EXPIRES: 3/20/2019

Instrument prepared by:  
Helen Ball  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
16-009094

Send Tax Notice to:  
Department of Veterans Affairs  
VA Regional Loan Center  
9500 Bay Pines Blvd.  
St. Petersburg, FL 33708



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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 Keith Sturdevant and Paula  
Sturdevant, husband and wife

Grantee's Name Secretary of Veterans Affairs

Mailing Address

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

Property Address 126 Meadow View Cir  
Pelham, AL 35124

Date of Sale February 24, 2016

Total Purchase Price \$ 132,749.00

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 \_\_\_\_\_

Print Heleen Ball

\_\_\_\_\_  
Unattested

Sign Heleen Ball

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



20160224000056690 3/3 \$26.00  
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