

MORTGAGE FORECLOSURE DEED

20160304000068940

03/04/2016 09:00:15 AM

FCDEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

Darryl K. Heritage and Cynthia M. Heritage, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That Darryl K. Heritage and Cynthia M. Heritage, husband and wife did, on to-wit, the February 19, 2009, execute a mortgage to Mortgage Electronic Registrations Systems, Inc. as nominee for Franklin American Mortgage Company, which mortgage is recorded in Instrument # at 20090226000068570 on February 26, 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 #, 20120130000034180 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 January 13, 2016; January 20, 2016; January 27, 2016; and

WHEREAS, on the February 22, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:30 o'clock 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 Star Properties, LLC, in the amount of Seventy Thousand Three Hundred Eighty-One Dollars and No Cents (\$70,381.00), and said property was thereupon sold to the said Star Properties, LLC, and

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;

NOW, THEREFORE, in consideration of the premises and of Seventy Thousand Three Hundred Eighty-One Dollars and No Cents (\$70,381.00), cash, the said Darryl K. Heritage and Cynthia M. Heritage, husband and wife, acting by and through the said Wells Fargo Bank, NA, by Bobby Harris, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Bobby Harris, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Bobby Harris, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Star Properties, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of the final plat of the Cottages of Saratoga, Phase I, as recorded in Map Book 31, Page 114, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Star Properties, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 Bobby Harris, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Bobby Harris, has executed this instrument in his capacity as such auctioneer on this the February 29, 2016.

Darryl K. Heritage and Cynthia M. Heritage, husband and wife
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Bobby Harris
Bobby Harris, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

~~TENNESSEE~~
STATE OF ALABAMA
COUNTY OF SHELBY WILSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Bobby Harris, 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 this Feb. 29th, 2016.

Margaret N. Price
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-19-2016

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009001

Real Estate Sales Validation Form

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

Grantor's Name _____
 Mailing Address _____

Grantee's Name Star Properties, LLC
 Mailing Address 3545 Lorna Ridge Drive
Hoover, AL 35243

Property Address 200 Saratoga Lane
Calera AL 35040

Date of Sale 2/22/2016

Total Purchase Price \$ 70,381.00

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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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other FORECLOSURE DED

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 or 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 3/31/2016

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/04/2016 09:00:15 AM
 \$90.50 CHERRY
 20160304000068940

[Signature]