

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Clifton E. Callahan Jr., a married person and
) Tiffany S. Callahan, a married person, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That **Clifton E. Callahan Jr.**, a married person and **Tiffany S. Callahan**, a married person, husband and wife did, on to-wit, the June 1, 2007, execute a mortgage to Elite Home Mortgage, LLC, which mortgage is recorded in **Instrument No. 20070605000261790** on June 5, 2007, 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. 20080414000151670** 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 2, 2015; September 9, 2015; September 16, 2015; and

WHEREAS, on the October 5, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:01 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 Alavest LLC, in the amount of Ninety-Seven Thousand Two Hundred Seventy-Five Dollars and No Cents (\$97,275.00), and said property was thereupon sold to the said Alavest 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 Ninety-Seven Thousand Two Hundred Seventy-Five Dollars and No Cents (\$97,275.00), cash, the said Clifton E. Callahan Jr., a married person and Tiffany S. Callahan, a married person, 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 unto Alavest LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Alavest 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 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 the February 19, 2016.

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Clifton E. Callahan Jr., a married person and Tiffany S. Callahan, a married person, husband and wife
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Matthew William 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 this February 19, 2016.

Gladys Hunter
NOTARY PUBLIC

MY COMMISSION EXPIRES: **GLADYS HUNTER**
~~My Commission Expires November 20, 2018~~

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-007766

Grantor: Wells Fargo Bank, N.A.
c/o Shapiro and Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Grantee: AlaVest, LLC
429 Lorna Square
Hoover, AL 35216

As evidenced by the foreclosure bid price.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/18/2016 09:27:17 AM
S114.50 CHERRY
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James W. Fuhrmeister