

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
5000 Plano Parkway
Des Moines, IA 50328

STATE OF ALABAMA)
SHELBY COUNTY)


20160406000111650 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/06/2016 12:40:38 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of April, 2012, Chasity L. Peper, a single person, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20120416000129550 ("Mortgagee"); and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 27, 2016, February 3, 2016, and February 10, 2016; and

WHEREAS, on March 30, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did



offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of Fifty-Eight Thousand Eight Hundred And 00/100 Dollars (\$58,800.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE 1/4 of SW 1/4, Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the NE Corner of the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the East line of said 1/4-1/4 a distance of 321.96 feet to a point; thence turn an angle of 90 deg. 46 min. 57 sec. to the right and run Westerly a distance of 176.30 feet to a point in the centerline of a public road; thence turn an angle of 103 deg. 50 min. 02 sec. to the right and run Northeasterly along the centerline of said road a distance of 327.79 feet to a point on the North line of said 1/4-1/4; thence turn an angle of 73 deg. 55 min. 56 sec. to the right and run Easterly along the said North line of said 1/4-1/4 a distance of 93.60 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except that portion of the right of way of Public Road that lies within this description.


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A 20 foot wide access easement as hereinafter described:

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the East line of said 1/4-1/4 a distance of 321.96 feet to a point; thence turn an angle of 90 deg. 46 min. 57 sec. right and run Westerly a distance of 112.30 feet to the Point of Beginning of the centerline of said 20 foot wide access easement; thence turn an angle of 51 deg. 46 min. 12 sec. to the left and run 102.90 feet to the centerline of a paved public road and the end of said access easement description. Said easement to be 20 feet wide 10 feet on each side of just described easement.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of



those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 31 day of March, 2016.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stanley Fowler
Stanley Fowler, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

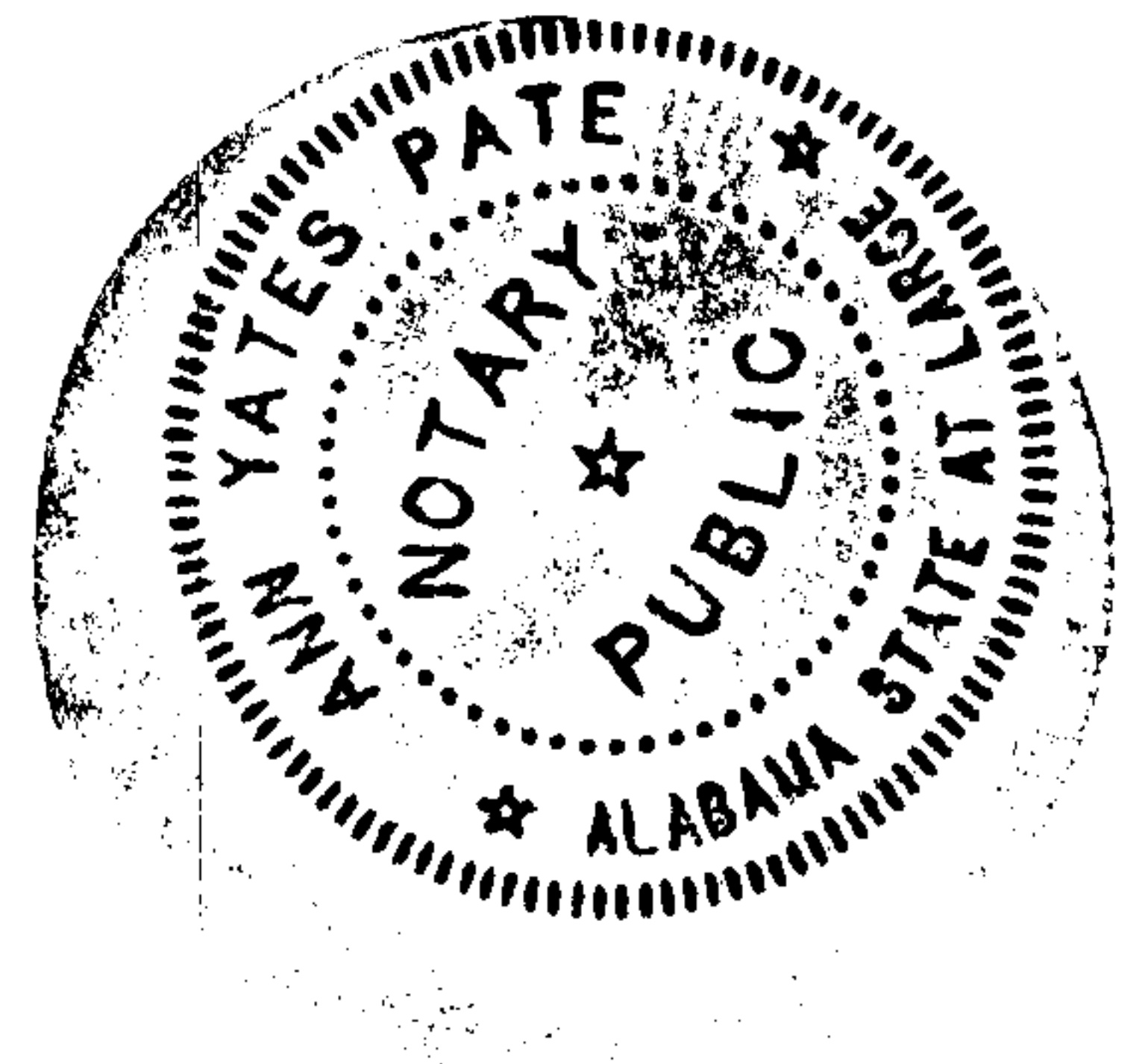
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 31 day of March, 2016.

Ann Yates Pate
Notary Public
My Commission Expires: OCTOBER 27, 2019

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

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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 Wells Fargo Bank, N.A.
c/o Wells Fargo Bank, N.A.

Grantee's Name Wells Fargo Bank, N.A.
c/o Wells Fargo Bank, N.A.

Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Property Address 587 Mountain Crest Road
Chelsea, AL 35043

Date of Sale 03/30/2016



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Total Purchase Price \$58,800.00

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 Foreclosure Bid Price
☐ 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.

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 5/30/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one