


SEND TAX NOTICE TO:
Alliance Wealth Builders, Inc.
2767 Paden Trl
Birmingham, AL 35226

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20160428000140710 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
04/28/2016 03:30:13 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of September, 2007, Danny W. Fancher and Pamela J. Fancher, his wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070926000451800, 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 Financial Alabama, Inc. 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 February 3, 2016, February 10, 2016, and February 17, 2016; and

WHEREAS, on March 16, 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 Financial



Shelby County, AL 04/28/2016
State of Alabama
Deed Tax: \$33.00

Alabama, Inc. 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

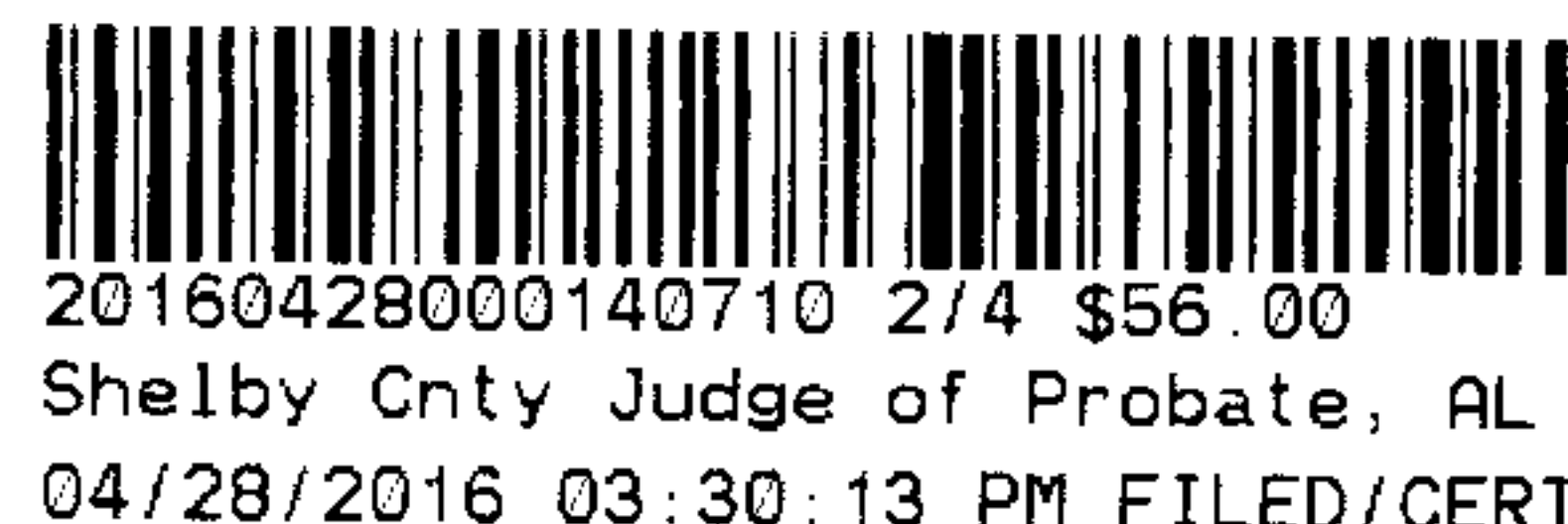
WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Wells Fargo Financial Alabama, Inc.; and

WHEREAS, Alliance Wealth Builders, Inc. was the highest bidder and best bidder in the amount of Thirty-Two Thousand Eight Hundred And 00/100 Dollars (\$32,800.00) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby remise, release, quit claim and convey unto Alliance Wealth Builders, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North 01 degrees 23 minutes 34 seconds West along the West line of said Quarter-Quarter a distance of 902.00 feet to a found iron pipe corner on the Southerly margin of Shelby County Highway No. 10; thence run South 73 degrees 36 minutes 14 seconds East along said margin of said Highway a distance of 150.64 feet to a set rebar corner; thence South 04 degrees 20 minutes 05 seconds West a distance of 128.36 feet to a set rebar corner; thence run South 88 degrees 57 minutes 54 seconds East a distance of 14.00 feet to a set rebar corner; thence run South 01 degrees 02 minutes 14 seconds West a distance of 730.33 feet to a set rebar corner on the South line of same said Quarter-Quarter section; thence run South 89 degrees 43 minutes 32 seconds West along said Quarter-Quarter line a distance of 157.51 feet to the Point of Beginning.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Alliance Wealth Builders, Inc. , 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 Financial Alabama, Inc., 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 29 day of March, 2016.

Wells Fargo Financial Alabama, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: Lee Nash
Lee Nash, Auctioneer

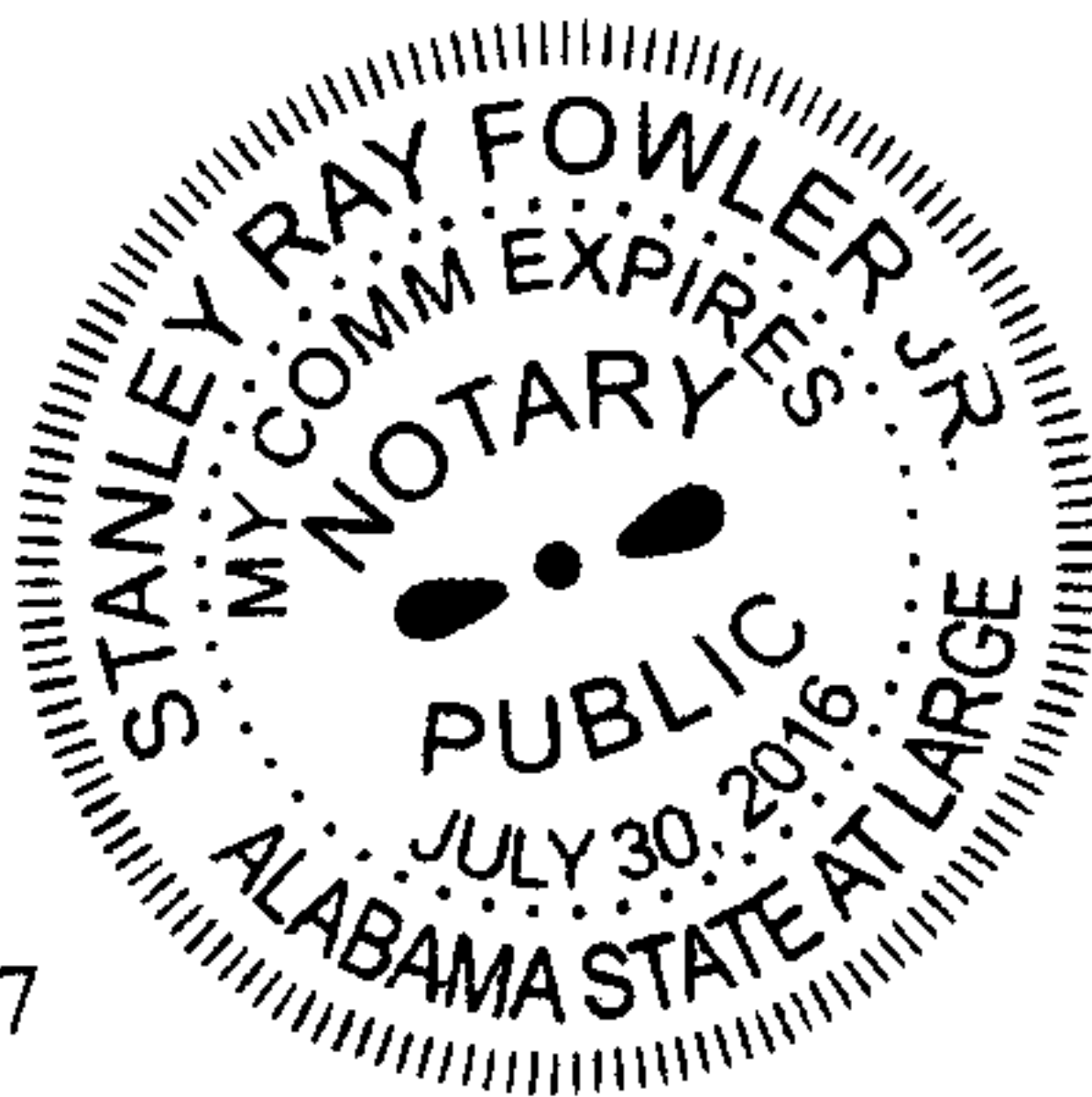
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wells Fargo Financial Alabama, Inc., 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 29 day of March, 2016.

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



Stan
Notary Public
My Commission Expires: _____



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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 Financial Alabama Inc Grantee's Name Alliance Wealth Builders Inc
Mailing Address _____ Mailing Address 2767 Paden Trail

Birmingham, Alabama

35226


Property Address _____ Date of Sale MARCH 29, 2016

Total Purchase Price \$ 32,800.
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


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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 4-28-16

Print ~~David R. Smith~~ Ken Smith

Unattested

Sign ~~David R. Smith~~ Ken Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one