

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Adeel Amin, a married man

KNOW ALL MEN BY THESE PRESENTS: That Adeel Amin, a married man did, on to-wit, January 15, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Platinum Mortgage, Inc., which mortgage is recorded in Instrument Number 20140117000017330 on January 17, 2014, 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# 20150713000236930 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 6, 2016; January 13, 2016; January 20, 2016; and

WHEREAS, on March 21, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:45 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 \$175,260.00, 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

NOW, THEREFORE, in consideration of the premises and of \$175,260.00, cash, the said Adeel Amin, a married man, acting by and through the said Wells Fargo Bank, NA, by Susie Nailen, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Susie Nailen, 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 Wells Fargo Bank, NA, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Shadow Oaks Estates, as recorded in Map Book 29, Page 82, in the Probate Office of Shelby County, Alabama.

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 Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Susie Nailen, has executed this instrument in his capacity as such auctioneer on this April 26, 2016.

Adeel Amin, a married man
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Susie Nailen
Susie Nailen, 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 Susie Nailen, 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 on April 26, 2016

Kim N. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/5/17

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-008929

Send Tax Notices to:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107



20160502000143250 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/02/2016 07:54:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Adeel Amin, a married man
Mailing Address
1407 Hwy 109
Wilsonville, AL 35186

Grantee's Name Wells Fargo Bank, NA
Mailing Address 3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Property 1407 Hwy 109
Address Wilsonville, AL 35186

Date of Sale March 21, 2016
Total Purchase Price \$ 175,240.00
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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Notice of Sale

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 4/26/2016

Print SUSIE NAILEN

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



20160502000143250 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/02/2016 07:54:08 AM FILED/CERT