

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Jerry D Bailey and Kristie G. Bailey, as husband and wife
)

KNOW ALL MEN BY THESE PRESENTS: That Jerry D Bailey and Kristie G. Bailey, as husband and wife did to-wit, January 9, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., Corporation, which mortgage is recorded in Instrument # 20090122000020280 on January 22, 2009, and rerecorded 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 # 20130110000014770 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 May 18, 2016 and May 25, 2016 and June 1, 2016; and

WHEREAS, on June 8, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:15 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 \$159,100.00, 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 \$159,100.00, cash, the said Jerry D Bailey and Kristie G. Bailey, as husband and wife, acting by and through the said Wells Fargo Bank, NA, by Aaron Warner, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner, 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:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 section a distance of 248.55 feet; thence turn left 50 degrees 42 minutes 07 second and run Southwesterly a distance of 296.40 feet; thence turn right 51 degrees 35 minutes 25 seconds and run West a distance of 219.97 feet to the centerline of an existing 30 foot reserved access strip; thence tum left 91 degrees .35 minutes 25 seconds and run South along said centerline a distance of 550.43 feet to a point on the Easterly right of way of Garland Road, as now constructed, said point being the point of beginning; thence turn an

angle to the left of 5 degrees 33 minutes 37 seconds and proceed along said right of way a distance of 203.36 feet to the Northerly right of way of Cahaba Valley Trace (Shelby County Road 14); thence turn left 43 degrees 14 minutes 39 seconds and proceed along said right of way a distance of 7.95 feet to the point of curvature of a curve to the left having a radius of 1,056.17 feet and a central angle of 10 degrees 16 minutes; thence proceed along the arc of said curve a distance of 189.04 feet to the point of tangency of said curve; thence proceed along the chord of the tangent of said curve extended a distance of 45.08 feet; thence turn an angle to the left of 120 degrees 14 minutes and proceed for a distance of 226.09 feet; thence turn an angle to the left of 113 degrees 00 minutes and proceed for a distance of 105.00 feet; thence turn an angle to the right of 74 degrees 04 minutes 30 seconds and proceed for a distance of 198.20 feet to the point of beginning. Said property lying, located and being in 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.

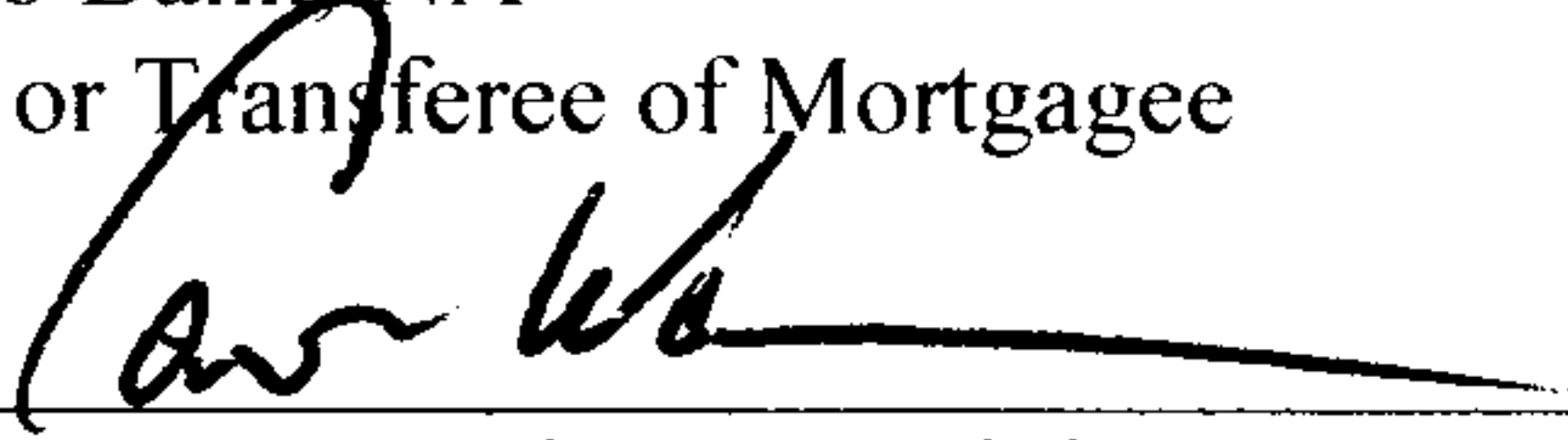
TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


20160620000212070 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/20/2016 01:22:47 PM FILED/CERT

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Aaron Warner, has executed this instrument in his capacity as such auctioneer on this June/3rd, 2016.

Jerry D Bailey and Kristie G. Bailey, as husband and wife
Mortgagors

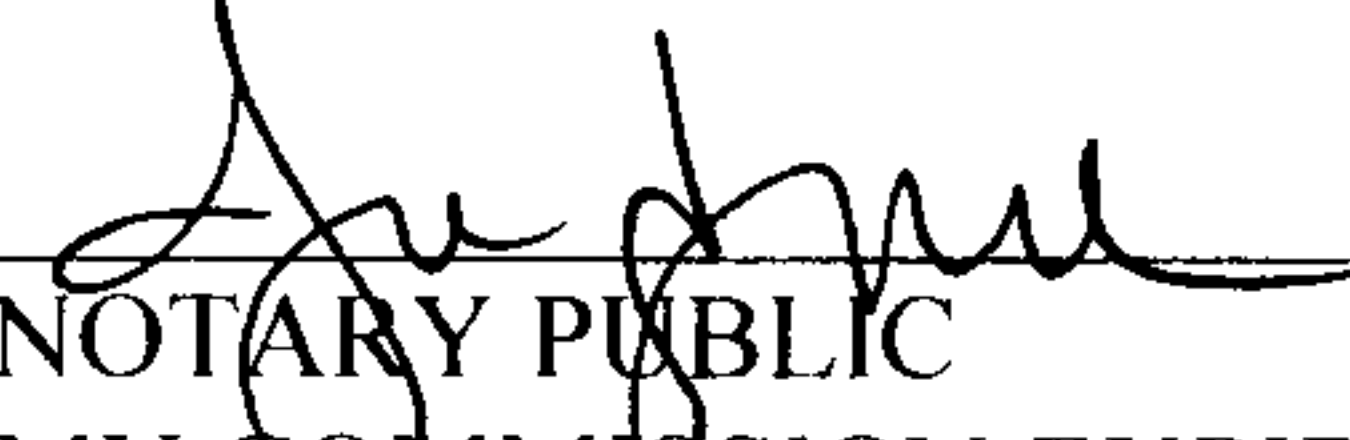
Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By 
Aaron Warner, 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 Aaron Warner, 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 6-13-2016.


NOTARY PUBLIC
MY COMMISSION EXPIRES: March 28, 2018

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009702

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


20160620000212070 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/20/2016 01:22:47 PM 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 Jerry D Bailey and Kristie G. Bailey, as husband and wife Grantee's Name Wells Fargo Bank, NA
Mailing Address 4960 Cahaba Valley Trce Mailing Address 3476 Stateview Blvd
Birmingham, AL 35242 MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Property Address 4960 Cahaba Valley Trce
Birmingham, AL 35242

Date of Sale June 8, 2016

Total Purchase Price \$ 159,100.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20160620000212070 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/20/2016 01:22:47 PM FILED/CERT

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

- ☐ Appraisal
☒ Other Notice of Sale

☐ 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.

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 6-13-16

Print AARON WARNER

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)