

SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

STATE OF ALABAMA)
SHELBY COUNTY)


20161201000439380 1/5 \$36.00
Shelby Cnty Judge of Probate: AL
12/01/2016 02:16:29 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of August, 1999, Mark L. Brown and Teresa G. Brown, husband and wife, executed that certain mortgage on real property hereinafter described to The Provident Bank, an Ohio Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1999-35311; having been corrected by Scrivener Affidavit recorded in Instrument Number 20030903000587900 , said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, by instrument recorded in Instrument Number 20120109000009690, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident

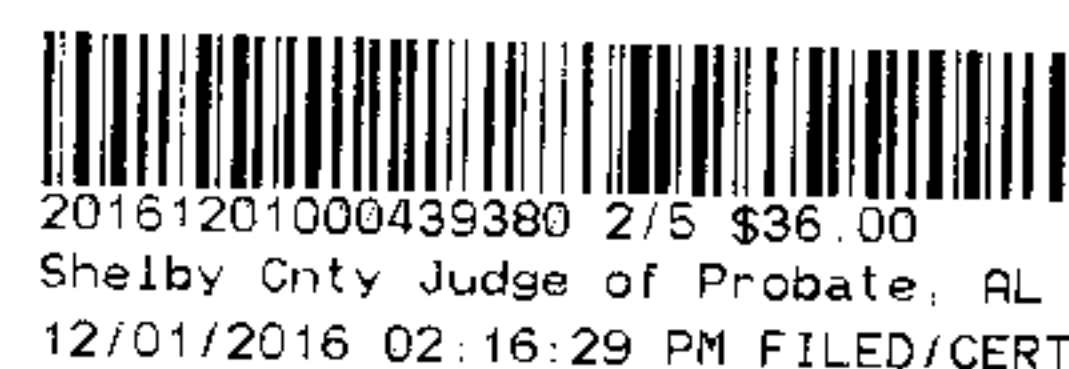


Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 19, 2016, October 26, 2016, and November 2, 2016; and

WHEREAS, on November 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 Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 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, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 was the highest bidder and best bidder in the amount of Sixty-Eight Thousand Two Hundred Ninety-Eight And 47/100 Dollars (\$68,298.47) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A portion of land situated in the West Half of the Northwest Quarter of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: begin at a point lying on the Southwesterly right of way line of a public road, said point being 946.41 feet East of and 1298.28 feet South of the Northwest corner of Section 14, Township 19 South, Range 2 East; from the point of beginning thus obtained, run South 57 degrees 49 minutes 30 seconds West a distance of 317.30 feet; thence run South 02 degrees 36 minutes 06 seconds East a distance of 212.34 feet; thence run South 83 degrees 02 minutes 37 seconds East a distance of 492.18 feet to a point on the Westerly right of way line of the aforementioned public road; thence turn left and run Northerly and Northwesterly along said right of way line a distance of 503 feet, more or less, to the point of beginning; lying and being in Shelby County, Alabama.



Less and except the following described property:

Begin at a point lying on the Southwesterly right of way line of a public road, said point being 946.41 feet East of and 1298.28 feet South of the Northwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, thence run South 57 degrees 49 minutes 30 seconds West a distance of 178.27 feet to the point of beginning; thence continue along last described course for 139.16 feet; thence run South 02 degrees 36 minutes 06 seconds East a distance of 212.57 feet; thence run South 82 degrees 56 minutes 37 seconds East a distance of 157.78 feet; thence run North 06 degrees 57 minutes 38 seconds East a distance of 193.25 feet, thence run North 32 degrees 13 minutes 25 seconds West a distance of 134.89 feet to the point of beginning.

Also, the right to use a thirty (30) foot wide easement being more particularly described as: Said Easement shall be thirty (30) foot wide and the centerline of said easement being described as follows:

Begin at a point lying on the Southwesterly right of way line of a public road, said point being 946.41 feet East of and 1298.28 feet South of the Northwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, thence run South 32 degrees 44 minutes 13 seconds East a distance of 192 feet, more or less, to the centerline of a dirt drive and being the point of beginning, thence run South 66 degrees 50 minutes 21 seconds West for 151.39 feet; thence run South 68 degrees 07 minutes 26 seconds West for 47.43 feet, thence run South 83 degrees 26 minutes 23 seconds West for 18.22 feet to the point of ending.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 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.



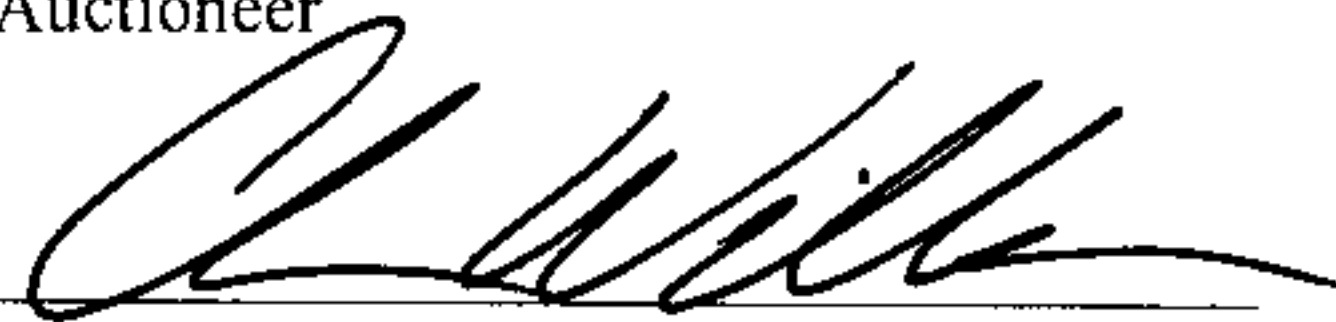
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IN WITNESS WHEREOF, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, 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 23 day of November, 2016.

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

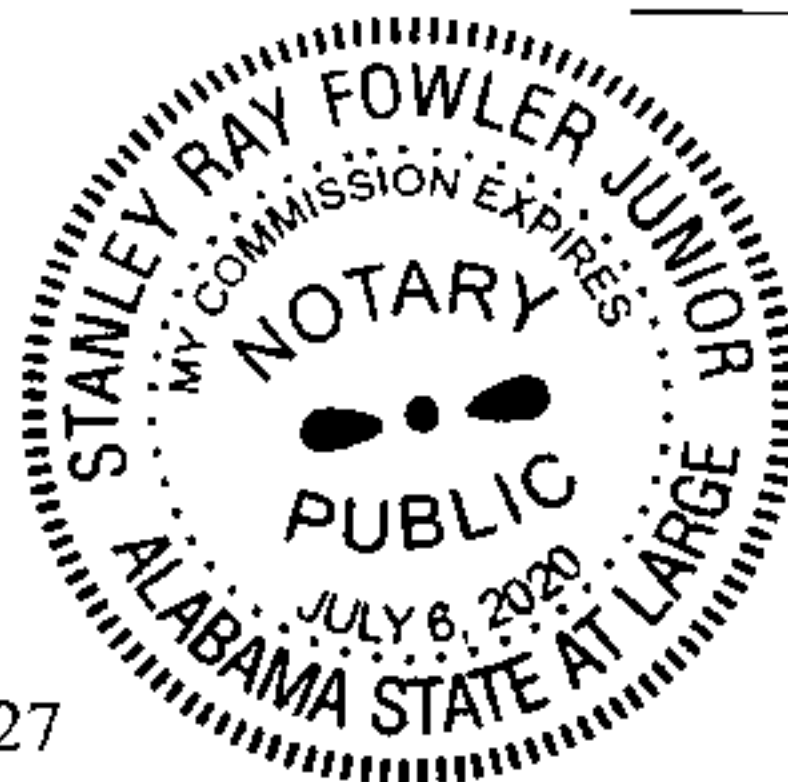
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, 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/she, 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 23 day of November, 2016.

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




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 Bank, National
Association, successor by merger to
Wells Fargo Bank Minnesota,
National Association, f/k/a Norwest
Bank Minnesota, National
Association, solely in its capacity as
Trustee for Provident Bank Home
Equity Loan Asset-Backed
Certificates, Series 1999-3
c/o Ocwen Loan Servicing, LLC

Grantee's Name Wells Fargo Bank, National
Association, successor by merger to
Wells Fargo Bank Minnesota, National
Association, f/k/a Norwest Bank
Minnesota, National Association,
solely in its capacity as Trustee for
Provident Bank Home Equity Loan
Asset-Backed Certificates, Series
1999-3
c/o Ocwen Loan Servicing, LLC

Mailing Address 1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Mailing Address 1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Property Address 6671 Highway 85
Vincent, AL 35178

Date of Sale 11/16/2016

Total Purchase Price \$68,298.47
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 11/16/2016

Print Emily Coyne

Sign Emily Coyne
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)

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