

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

George F. Mandy, a married man and Anne C. Mandy, his wife

KNOW ALL MEN BY THESE PRESENTS: That George F. Mandy, a married man and Anne C. Mandy, his wife did, on to-wit, the January 23, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., Corporation, which mortgage is recorded in Instrument # at 20090206000040500 on February 6, 2009, and modified in and modified by agreement recorded on August 17, 2015 at Instrument # 20150817000283290, 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 #, 20120709000243770 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 November 23, 2016 and November 30, 2016 and December 7, 2016; and

WHEREAS, on the January 11, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:12 o'clock a.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 5 STAR LLC, in the amount of One Hundred Eighty-Three Thousand One Hundred Sixty-One Dollars and No Cents (\$183,161.00), and said property was thereupon sold to the said 5 STAR LLC, and

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;


NOW, THEREFORE, in consideration of the premises and of One Hundred Eighty-Three Thousand One Hundred Sixty-One Dollars and No Cents (\$183,161.00), cash, the said George F. Mandy, a married man and Anne C. Mandy, his wife, acting by and through the said Wells Fargo Bank, NA, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto 5 STAR LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY. STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 7, according to the Amended Survey of The Cottages at Southlake, as recorded in Map Book 16. Page 139 in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/30th interest in and to the Common Area as designated on the said record plat.

Property Address: 5224 Overlook Circle, Birmingham, AL 35244  
Parcel ID Number: 10-4-20-0-007-007.000

Shelby County, AL 01/24/2017  
State of Alabama  
Deed Tax: \$183.50


  
20170124000028570 1/3 \$209.50  
Shelby Cnty Judge of Probate: AL  
01/24/2017 11:51:52 AM FILED/CERT

TO HAVE AND TO HOLD the above described property unto 5 STAR LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this the January 18<sup>th</sup>, 2017.

George F. Mandy, a married man and Anne C. Mandy, his wife  
Mortgagors

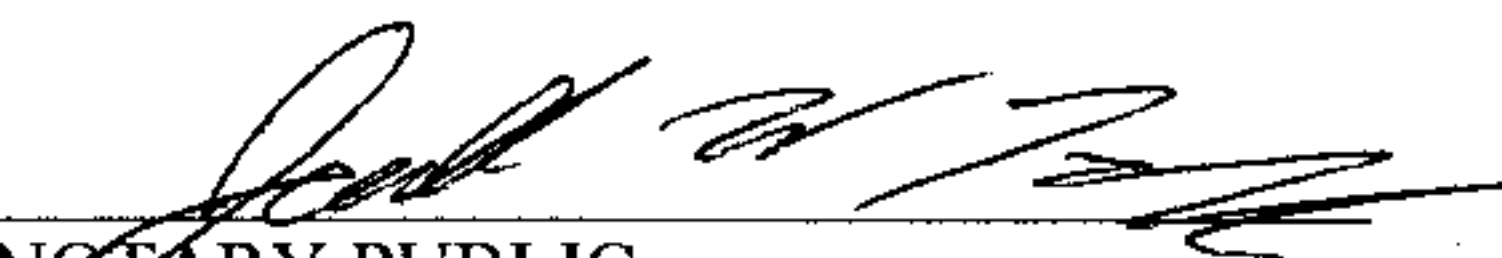
Wells Fargo Bank, NA  
Mortgagee or Transferee of Mortgagee

By   
Janice Zornes, as Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Janice Zornes, 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 this January 18<sup>th</sup>, 2017.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
Erin L. Roberts  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-008861



  
20170124000028570 2/3 \$209.50  
Shelby Cnty Judge of Probate, AL  
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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 George Mandy  
Mailing Address 5224 Overlook  
Birmingham AL 35244

Grantee's Name 5 Star LLC  
Mailing Address 4436 Galyn Lane  
Vestavia AL 35242

Property Address 5224 Overlook  
Birmingham AL 35244

Date of Sale 1-18-17

Total Purchase Price \$ 183,161

or

Actual Value \$

or

Assessor's Market Value \$



20170124000028570 3/3 \$209.50  
Shelby Cnty Judge of Probate, AL  
01/24/2017 11:51:52 AM 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  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 1-24-17

Print Randy Vicker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1