


SEND TAX NOTICE TO:
Wells Fargo Real Estate Tax Services, LLC
P.O. Box 14506
Des Moines, IA 50306-9395

STATE OF ALABAMA)
SHELBY COUNTY)


20170131000037380 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/31/2017 10:34:55 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of June, 2005, Deann S. Webb, unmarried, 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 20050628000319730, 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 November 16, 2016, November 23, 2016, and November 30, 2016; and

WHEREAS, on January 11, 2017, 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



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, Wells Fargo Financial Alabama, Inc. was the highest bidder and best bidder in the amount of Ninety-Two Thousand Two Hundred Forty-Seven And 24/100 Dollars (\$92,247.24) 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 grant, bargain, sell and convey unto Wells Fargo Financial Alabama, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of the SW 1/4 Section 24, Township 21 South, Range 1 West; thence run West along the North boundary line of said Quarter-Quarter Section a distance of 808.0 feet to the point of beginning of the lot herein described; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 215.0 feet; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 208.4 feet to the William Land; thence turn an angle of 90 degrees 00 minutes to the right and run North a distance of 215.0 feet to the North boundary line of said Quarter-Quarter Section; thence turn and angle of 90 degrees 00 minutes to the right and run East along the North boundary line of said Quarter-Quarter Section a distance of 208.4 feet to the point of beginning. Situated in the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West. Except 8 foot strip off East side of road. Commence at the NE corner of the SE 1/4 of SW 1/4 Section 24, Township 21, South, Range 1 West, thence run West along the North boundary line of said Quarter-Quarter Section a distance of 808.0 feet to a point; thence continue along said North boundary line of said Quarter-Quarter Section a distance of 8.0 feet to the point of beginning of the parcel of land herein described and conveyed; thence turn an angle of 90 degrees to the right and run Northerly a distance of 100 feet to a right; thence turn an angle of 90 degrees to the left and run in a Westerly direction a distance of 270.1 feet to a point; thence turn an angle of 136 degrees 57 minutes to the left and run Southwesterly a distance of 146.4 feet to a point; thence turn an angle of 43 degrees 03 minutes to the left and run Easterly a distance of 163.1 feet to the point of beginning. Said land being situated in the NE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Financial Alabama, Inc. 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 Financial Alabama, Inc., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this

23 day of January, 2017.

Wells Fargo Financial Alabama, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

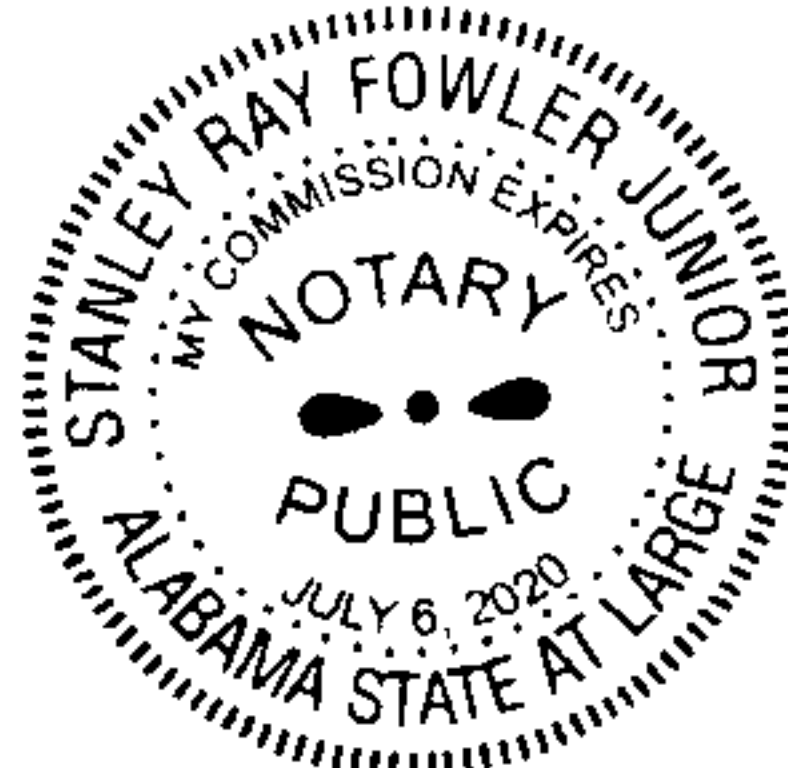
By: [Signature]

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 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/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 Mortgagee.

Given under my hand and official seal on this 23 day of January, 2017.



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

[Signature]
Notary Public

My Commission Expires: [Signature]

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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.
c/o Wells Fargo Bank, N.A.

Grantee's Name Wells Fargo Financial
Alabama, Inc.
c/o Wells Fargo Bank, N.A.

Mailing Address P.O. Box 14506
Des Moines, IA 50306-9395

Mailing Address P.O. Box 14506
Des Moines, IA 50306-9395

Property Address 218 Pine Hill Dr
Columbiana, AL 35051

Date of Sale 01/11/2017

Total Purchase Price \$92,247.24

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 1/11/2017

Print Emily Coyle

☐ Unattested _____
(verified by)

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



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