

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Elizabeth P. O'Brien, a married person

KNOW ALL MEN BY THESE PRESENTS: That Elizabeth P. O'Brien, a married person did, on to-wit, the April 12, 2013, execute a mortgage to Wells Fargo Bank, N.A., which mortgage is recorded in Instrument # at 20130422000161660 on April 22, 2013, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank, N.A. 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 December 28, 2016, January 4, 2017, and January 11, 2017; and

WHEREAS, on the January 19, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:17 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A. 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 Seventy-Nine Thousand Dollars and No Cents (\$79,000.00), 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 Seventy-Nine Thousand Dollars and No Cents (\$79,000.00), cash, the said Elizabeth P. O'Brien, a married person, acting by and through the said Wells Fargo Bank, N.A., by John Robison, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, N.A., by John Robison, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and John Robison, 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:

Unit 149, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, page 87 in the Probate Office of Shelby County, Alabama and amended by Misc. Book 13, page 2, and Misc. Book 13, page 4 and Misc. Book 13, page 344, in said Probate Office, together with an undivided 0.0089038% interest in the common elements as set forth in said declaration.



20170207000046790 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
02/07/2017 11:51:22 AM FILED/CERT

Shelby County, AL 02/07/2017
State of Alabama
Deed Tax: \$79.00

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, N.A., has caused this instrument to be executed by John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said John Robison, has executed this instrument in his capacity as such auctioneer on this the January 25, 2017.

Elizabeth P. O'Brien, a married person
Mortgagors

Wells Fargo Bank, N.A.
Mortgagee or Transferee of Mortgagee

By John Robison
John Robison, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby

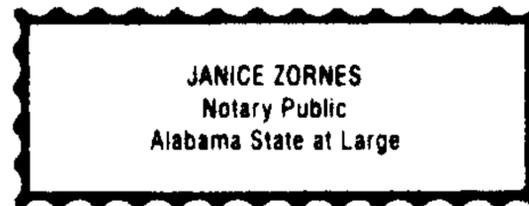
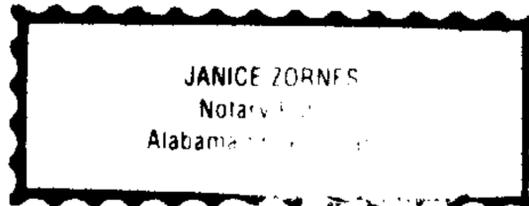
I, the undersigned, a Notary Public in and for said State and County, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 25th, 2017.

Janice Zornes
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-011695



My Commission Expires
November 9, 2020

20170207000046790 2/3 \$100.00
Shelby Cnty Judge of Probate: AL
02/07/2017 11:51:22 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 Wells Fargo Bank
Mailing Address 10130 Perimeter Park
Charlotte NC 28216

Grantee's Name S Star LLC
Mailing Address 4436 Galen Lane
Vestavia AL 35242

Property Address 149 Cambrian Way
Birmingham AL 35242

Date of Sale 1-25-17
Total Purchase Price \$ 79,000
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

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 2-7-17

Print Randy Vismar

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

