

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Kelley C. Fant and Stephen C. Fant, wife and husband
)

KNOW ALL MEN BY THESE PRESENTS: That Kelley C. Fant and Stephen C. Fant, wife and husband did to-wit, October 31, 2011, execute a mortgage to Wells Fargo Bank, NA, which mortgage is recorded in Instrument # at 20111109000337810 on November 9, 2011, 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, 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 February 15, 2017; February 22, 2017; March 1, 2017; and

WHEREAS, on April 12, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:25 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 Wells Fargo Bank, NA, in the amount of \$72,200.00, 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 \$72,200.00, cash, the said Kelley C. Fant and Stephen C. Fant, wife and husband, 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 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:

Lot 1 of Block A, of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West as recorded In Map Book 3, Page 81 in the Probate Office of Shelby County, Alabama.

Also, Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4, of the NE 1/4 of Section 21, Township 22 South, Range 3 West as recorded In Map Book 3, Page 128 In the Probate Office of Shelby County, Alabama.

Also, a Strip of Land lying between the Southernmost Boundaries of Lot 1, Block A and Lot 11 of Hubbard Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West and the

old fence right of way which is considered to be the Southernmost Boundary of the above named subdivision; said strip is approximately 39 feet wide at its western end and approximately 23 feet wide at the eastern end and is 586 feet 9 inches in length on the side abutting the above named lots.


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.

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 April 12th, 2017.

Kelley C. Fant and Stephen C. Fant, wife and husband
Mortgagors

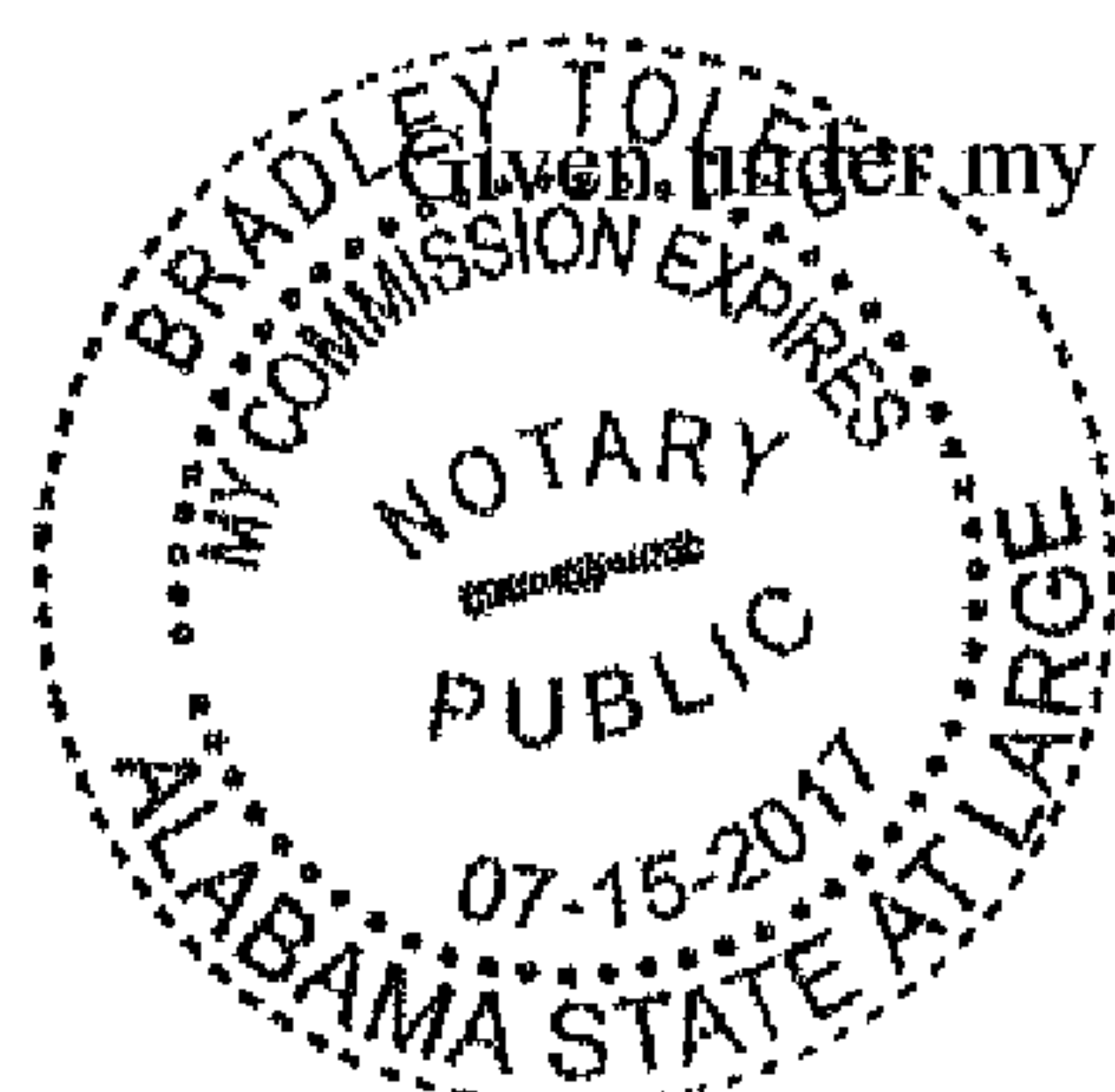
Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

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 on 12th April, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 07/15/17

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-012175

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

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kelley C. Fant and Stephen C. Fant, wife and husband Grantee's Name Wells Fargo Bank, NA
 Mailing Address 1604 Ashville Rd Mailing Address 3476 Stateview Blvd
Montevallo, AL 35115 MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Property Address 1604 Ashville Rd
Montevallo, AL 35115

Date of Sale April 12, 2017

Total Purchase Price \$ 72,200.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/13/2017 03:32:11 PM
 \$22.00 CHERRY
 20170413000126520

[Signature]

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 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 4-12-2017

Print JANICE ZORNES

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)