

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

20170426000142550  
04/26/2017 08:55:12 AM  
FCDEEDS 1/4

STATE OF ALABAMA )

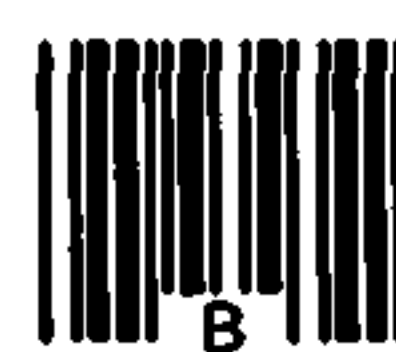
SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of March, 2011, Stephen L. Dennis and Alisha Dennis, husband and wife, executed that certain mortgage on real property hereinafter described to Homeservices Lending, LLC Series A dba Homeservices Lending, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110329000098390; having been modified by Loan Modification Agreement recorded in Instrument Number 20150224000058030, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20120228000069830, 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, N.A. 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 January 25, 2017, February 1, 2017, and February 8, 2017; and

WHEREAS, on April 12, 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 Bank, N.A. 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, N.A. was the highest bidder and best bidder in the amount of One Hundred Thirty-Three Thousand And 00/100 Dollars (\$133,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., 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, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the SE corner of Section 33, Township 19 South, Range 1 East, run North along the East boundary of said section a distance of 741.87 feet to the point of beginning; thence continue in a straight line 315.00 feet; thence left 52 degrees 44 minutes 315.00 feet; thence left 127 degrees 16 minutes 315.00 feet; thence left 52 degrees 44 minutes to the point of beginning. Situated in Shelby County, Alabama.

The hereinabove described property being one and the same as described in mortgage recorded in Instrument Number 2011032900009839.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. 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.



IN WITNESS WHEREOF, Wells Fargo Bank, N.A., 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 17 day of April, 2017.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

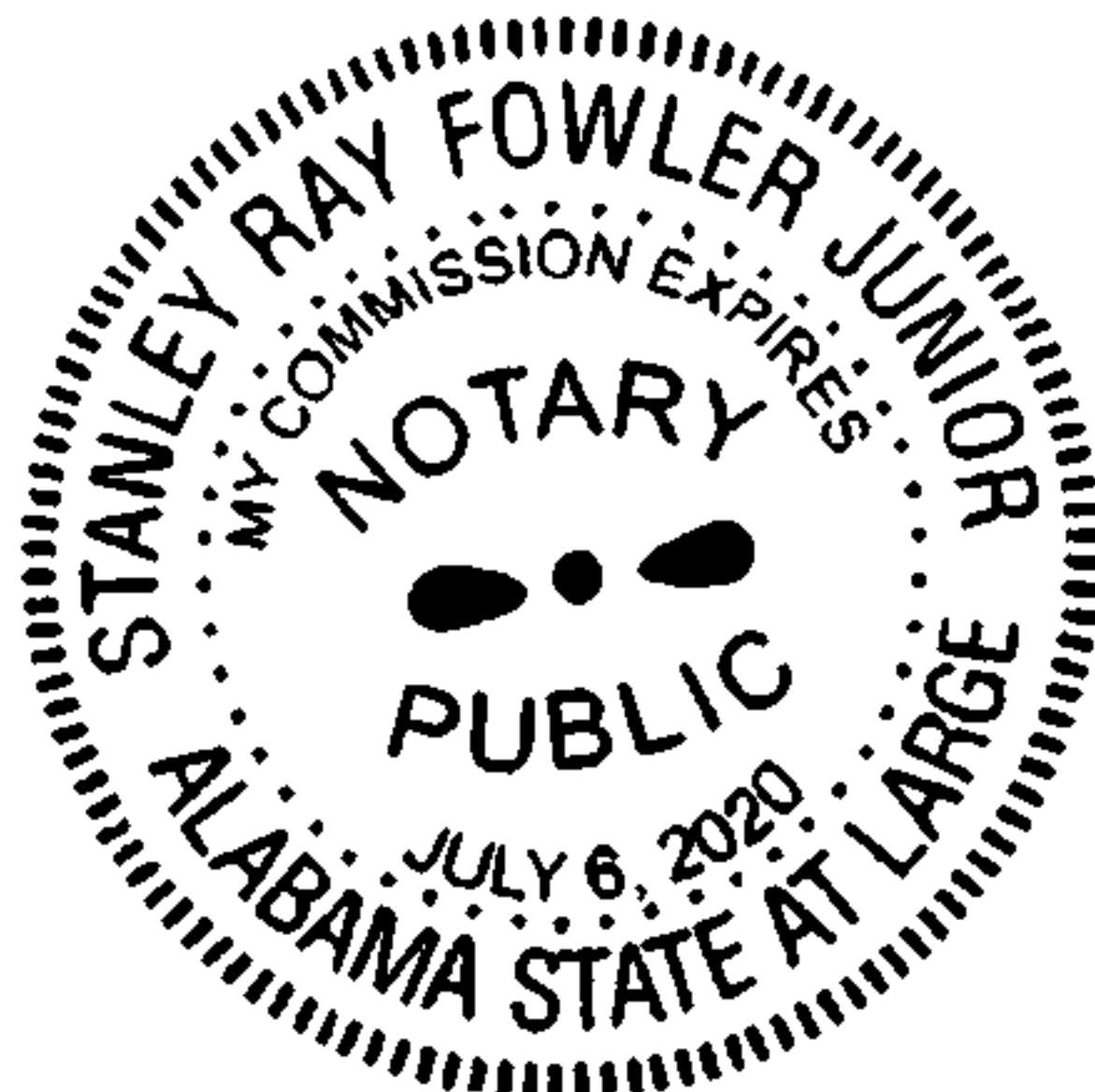
By: [Signature]

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 Bank, N.A., 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 17 day of April, 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]



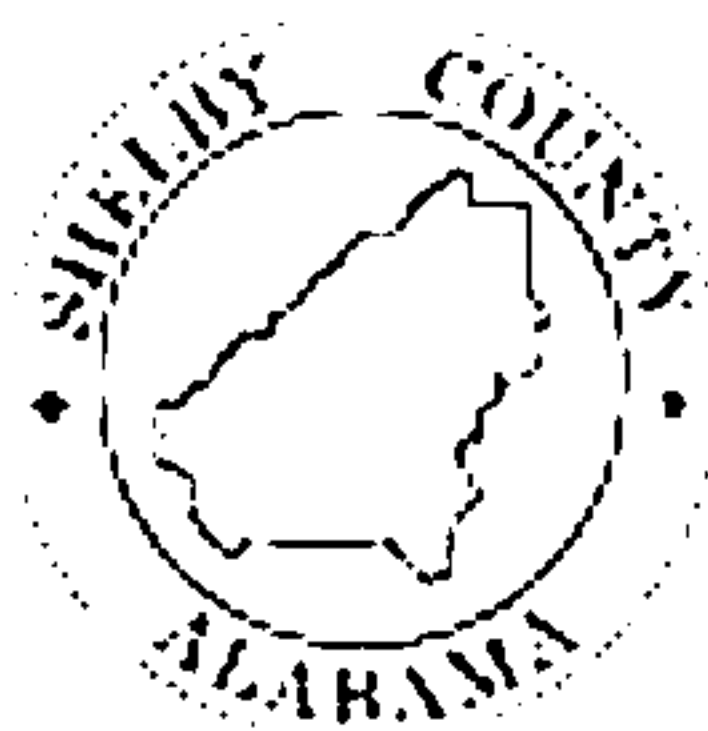
**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Wells Fargo Bank, N.A.  
c/o Wells Fargo Bank, N.A.Grantee's Name Wells Fargo Bank, N.A.  
c/o Wells Fargo Bank, N.A.Mailing Address P.O. Box 14506  
Des Moines, IA 50306-9395Mailing Address P.O. Box 14506  
Des Moines, IA 50306-9395Property Address 1480 Rock School Rd  
Harpersville, AL 35078  
\_\_\_\_\_  
\_\_\_\_\_Date of Sale 04/12/2017Total Purchase Price \$133,000.00

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 StatementIf 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 4/12/2017Print Emily Coyne☐ Unattested\_\_\_\_\_  
(verified by)Sign Emily Coyne  
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/26/2017 08:55:12 AM  
\$27.00 CHERRY  
20170426000142550