

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Cody McBride, A married man,
and wife Lacey McBride

KNOW ALL MEN BY THESE PRESENTS: That **Cody McBride**, A married man, and wife **Lacey McBride** did to-wit, April 16, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation, which mortgage is recorded in **Instrument # 20070419000182950** on April 19, 2007, 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, successor by merger to Wachovia Bank, NA** as reflected by instrument recorded in **Instrument # 20160225000058030** 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, successor by merger to Wachovia 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 June 7, 2017; June 14, 2017; June 21, 2017; and

WHEREAS, on June 29, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:05 p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, NA, successor by merger to Wachovia 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 Equity Trust Company Custodian FBO David S. Burnett, IRA, in the amount of Fifty-Eight Thousand Dollars and No Cents (\$58,000.00), and said property was thereupon sold to the said Equity Trust Company Custodian FBO David S. Burnett, IRA, 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; and

NOW, THEREFORE, in consideration of the premises and of Fifty-Eight Thousand Dollars and No Cents (\$58,000.00), cash, the said Cody McBride, A married man, and wife Lacey McBride, acting by and through the said Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, by Matt Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, by Matt Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matt Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Equity Trust Company Custodian FBO David S. Burnett, IRA, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 79, according to the Survey of Applegate Manor, as recorded in Map Book 9, page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Real 65, page 201 in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, page 634, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/06/2017
State of Alabama
Deed Tax: \$58.00


20170706000240640 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
07/06/2017 03:27:41 PM FILED/CERT

TO HAVE AND TO HOLD the above described property unto Equity Trust Company Custodian FBO David S. Burnett, IRA, 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, successor by merger to Wachovia Bank, NA, has caused this instrument to be executed by Matthew Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Penhale, has executed this instrument in his capacity as such auctioneer on this July 5, 2017.

Cody McBride, A married man, and wife Lacey McBride
Mortgagors

Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA
Mortgagee or Transferee of Mortgagee

By Matthew Penhale
Matthew Penhale, 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 Matthew Penhale, 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 July 5, 2017.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 9 2020

Instrument prepared by:
Matthew Penhale
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-013131



[Barcode]
20170706000240640 2/3 \$84.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

EQUITY TRUST COMPANY
CUSTODIAN FBO

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name CODY McBRIDE
Mailing Address LACEY McBRIDE
1569 APPELATE LN
ALABASTER, AL
35007

Grantee's Name DAVID S. B. ; IRA
Mailing Address 2320 RIDGE TRAIL
BIRMINGHAM AL 35242

Property Address 1569 APPELATE LN
ALABASTER AL
35007

Date of Sale 06/29/17
Total Purchase Price \$ 58,000.00
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 BID AMOUNT
☐ 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 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 07/06/17

Print DAVID S. BURNETT, I.R.A.

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170706000240640 3/3 \$84.00
Shelby Cnty Judge of Probate, AL
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