

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

20171005000364430
10/05/2017 03:13:35 PM
CORFORDEED 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

CORRECTIVE FORECLOSURE DEED

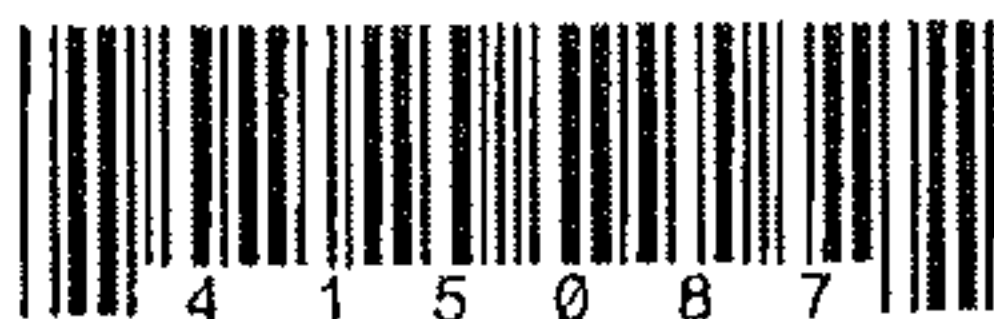
This corrective instrument is being filed to correct the legal description in that certain Foreclosure Deed recorded in instrument 20170830000315930

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of February, 2008, Kimberly D. Wills, a married person and Jonathan A. Wills, a married person, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080320000114470, 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 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



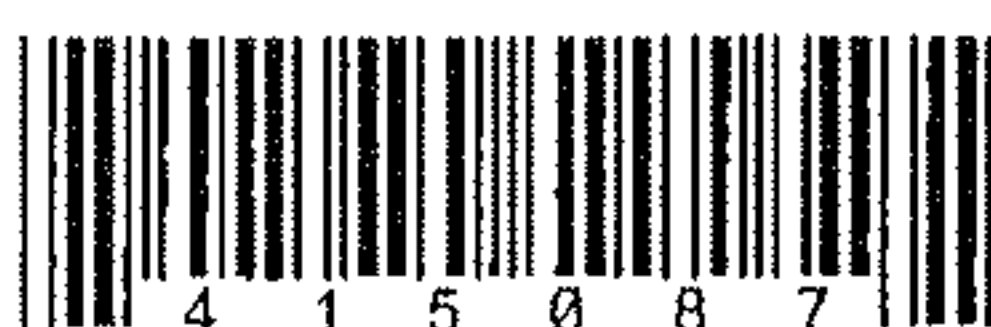
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 21, 2017, June 28, 2017, and July 5, 2017; and

WHEREAS, on August 23, 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 Sixty-Four Thousand Six Hundred And 00/100 Dollars (\$64,600.00) 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 Mortgagee, 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:

Commence at the **SW** corner NW 1/4, SE 1/4, Section 24, Township 21 South, Range 1 West, run South 00 degrees 58 minutes **59 seconds** West for a distance of 84.41 feet; thence run South 77 degrees **56 minutes** 48 seconds East for a distance of 120.36 feet to the point of beginning; thence continue South **77 degrees 56 minutes** 48 seconds East for a distance of 181.26 feet to the West right of way line of **Highway No. 25**; thence run North 19 degrees 12 minutes East along highway right of way for a distance of 175.85 feet; thence run North 44 degrees **59 minutes** West for a distance of 116.0 feet; thence run North 89 degrees 05 minutes West for a distance of **127.6 feet**; thence run South 06 degrees 51 minutes West for a distance of 213.84 feet to the point of beginning. Less and except any part of subject property lying within a road right of way.


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 Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 2 day of October, 2017.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

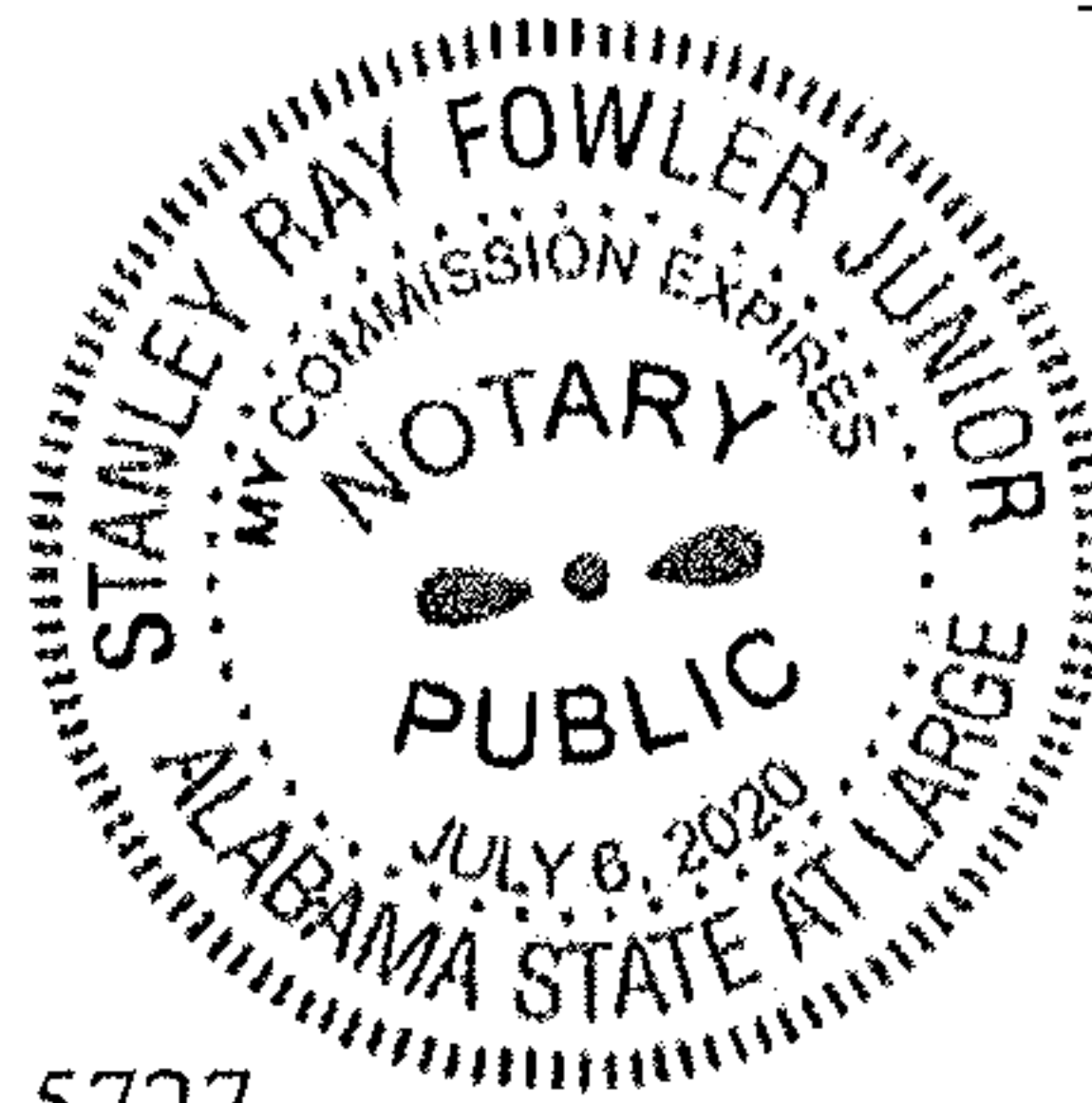
STATE OF ALABAMA)

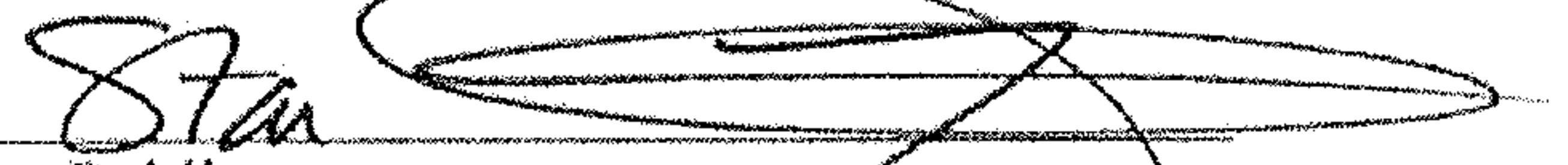
JEFFERSON COUNTY)

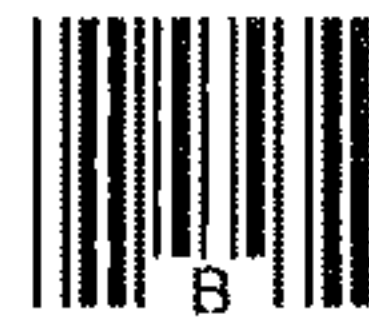
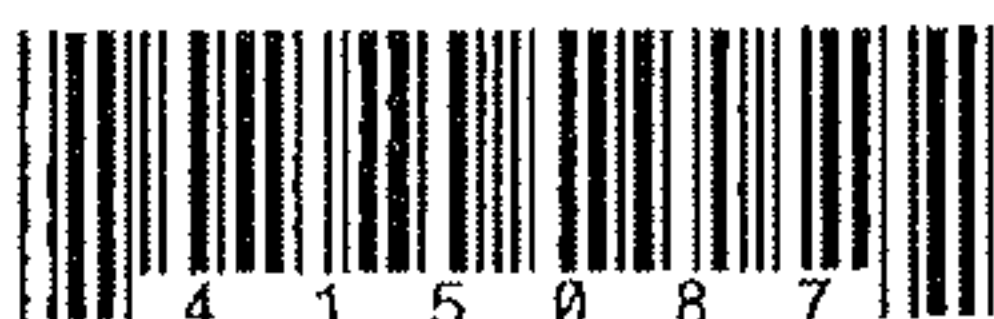
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who 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 Mortgagee.

Given under my hand and official seal on this 2 day of October, 2017.

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




Notary Public
My Commission Expires: _____



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 50306-9395

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

Property Address 314 Highway 25 East
Columbiana, AL 35051

Date of Sale 08/23/2017

Total Purchase Price \$64,600.00

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 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

8/23/2017

Print

Emily Coyne

Sign

Emily Coyne
(Grantor / Grantee / Owner / Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2017 03:13:35 PM
\$26.00 DEBBIE
20171005000364430

[Signature]