

SEND TAX NOTICE TO:
BHM Capital, LLC
3545 Lorna Ridge Dr
Hoover, AL 35216

20171006000365730
10/06/2017 02:32:41 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of November, 2003, Patrick J. O'Donnell, a single man, 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 20031119000762150, 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 four (4) 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 August 23, 2017, August 30, 2017, September 6, 2017 and September 13, 2017; and



WHEREAS, on September 27, 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, BHM Capital, LLC was the highest bidder and best bidder in the amount of Seventy-Three Thousand Two Hundred Seventy-Seven And 00/100 Dollars (\$73,277.00) 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 remise, release, quit claim and convey unto BHM Capital, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 32, according to the survey of Cottage of Saratoga as recorded in map
Book 31, Page 114, in the Probate office of Shelby County, Alabama

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto BHM Capital, LLC , 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

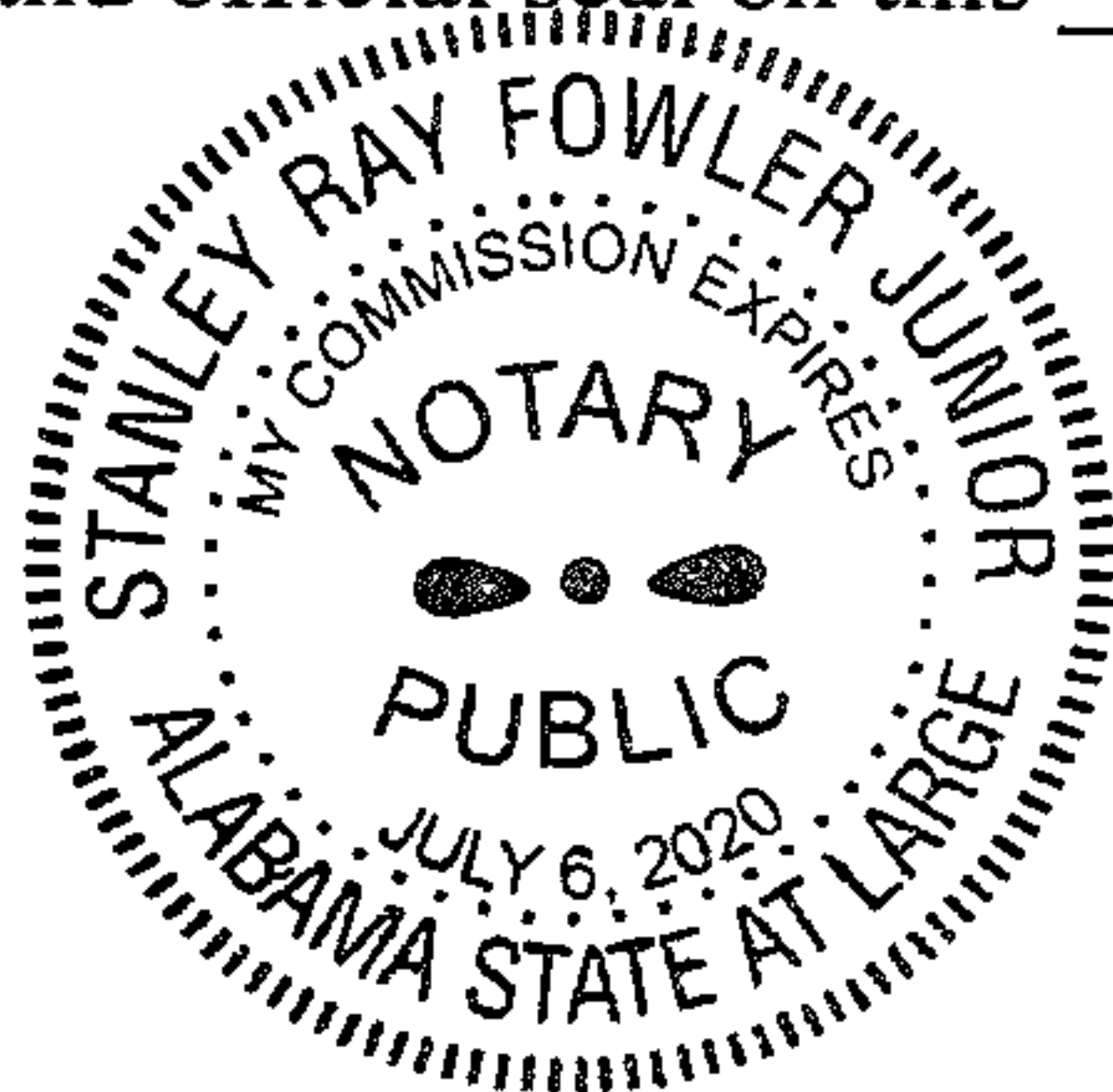
By: [Signature]

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 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

[Signature]
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 BHM Capital, LLC

Mailing Address _____

Mailing Address 3545 Lorna Ridge Dr
Hoover, AL 35216

Property Address 203 Saratoga Ln
Calera, AL 35040

Date of Sale 09/27/2017

Total Purchase Price \$73,277.00
 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 9/27/17

Print Brooke Clayton

☐ Unattested _____
 (verified by)

Sign Brooke Clayton
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/06/2017 02:32:41 PM
 \$97.50 CHERRY
 20171006000365730

James W. Fuhrmeister