

SEND TAX NOTICE TO:
Trevor Pat Kesler
132 Austin Cr
Birmingham, AL 35242

Shelby County, AL 01/08/2018
State of Alabama
Deed Tax: \$130.00

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20180108000007520 1/4 \$155.00
Shelby Cnty Judge of Probate, AL
01/08/2018 01:44:47 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of December, 2003, James Donald McCrorie and Sally P. McCrorie, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Home Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040112000018230, 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. successor by merger to Wells Fargo Home Mortgage, Inc. 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 November 22, 2017, November 29, 2017, and December 6, 2017; and



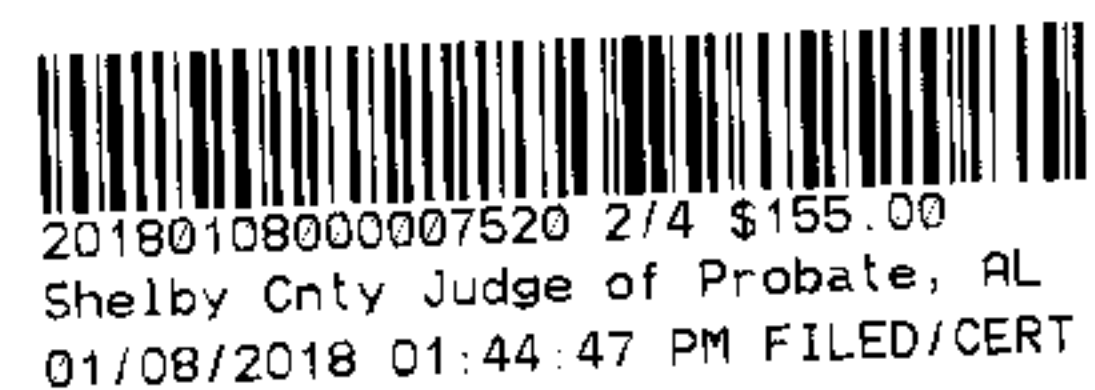
WHEREAS, on December 27, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Trevor Pat Kesler was the highest bidder and best bidder in the amount of One Hundred Thirty Thousand And 00/100 Dollars (\$130,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby remise, release, quit claim and convey unto Trevor Pat Kesler all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, First Addition, as recorded in Map Book 19, Page 101, in the Probate Office of Shelby County, Alabama; being situated in 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 Trevor Pat Kesler, 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. successor by merger to Wells Fargo Home Mortgage, Inc., 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 8 day of January, 2018.

Wells Fargo Bank, N.A. successor by merger to
Wells Fargo Home Mortgage, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

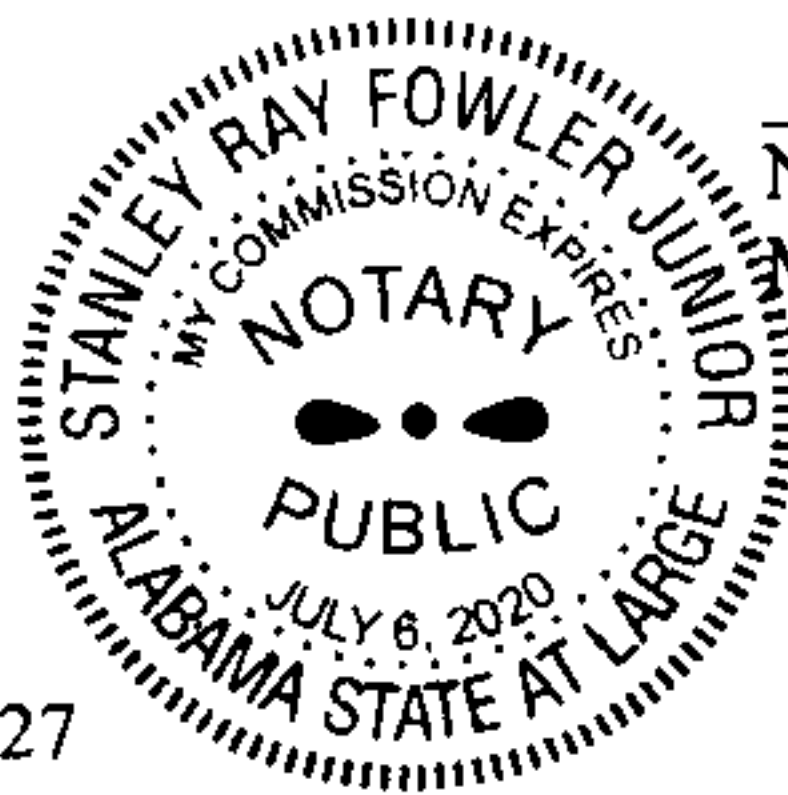
STATE OF ALABAMA)

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. successor by merger to Wells Fargo Home Mortgage, Inc., 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 8 day of January, 2018.

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



Notary Public
My Commission Expires: [Signature]

20180108000007520 3/4 \$155.00
Shelby Cnty Judge of Probate, AL
01/08/2018 01:44:47 PM FILED/CERT



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.
successor by merger to Wells
Fargo Home Mortgage, Inc.
c/o Wells Fargo Bank, N.A.

Grantee's Name TREVOR PAT KESLER

Mailing Address _____

Mailing Address 132 AUSTIN
BHAM, AL 35242

Property Address 133 Grandview Cir
Alabaster, AL 35007

Date of Sale 12/27/2017

Total Purchase Price \$130,000.00
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 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 1/8/18

☐ Unattested _____
(verified by)

Print TREVOR PAT KESLER

Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one

20180108000007520 4/4 \$155.00
Shelby Cnty Judge of Probate, AL
01/08/2018 01:44:47 PM FILED/CERT