


**MORTGAGE FORECLOSURE DEED**

  
20180330000106400 1/3 \$148.00  
Shelby Cnty Judge of Probate: AL  
03/30/2018 12:31:12 PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Wendy R High, a single person

KNOW ALL MEN BY THESE PRESENTS: That Wendy R High, a single person did, on to-wit, the November 22, 2006, execute a mortgage to Elite Home Mortgage, LLC, which mortgage is recorded in Instrument # at 20061130000580540 on November 30, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank, N.A. as reflected by instrument recorded in Instrument #, 20080211000055500 of the same Office.

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 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 February 21, 2018 February 28, 2018 March 7, 2018; and

WHEREAS, on the March 26, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Wells Fargo Bank, N.A. acting by and through GRACE EVANKO 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 DAVID S. BURNETT AND/OR CAROL L. BURNETT, in the amount of One Hundred Twenty-Seven Thousand Dollars and No Cents (\$127,000.00), which sum the said Wells Fargo Bank, N.A. offered to credit on the indebttness secured by said mortgage and said property was thereupon sold to the said DAVID S. BURNETT AND/OR CAROL L. BURNETT, 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 One Hundred Twenty-Seven Thousand Dollars and No Cents (\$127,000.00), cash, the said Wendy R High, a single person, acting pursuant to the authority granted under the said mortgage to Wells Fargo Bank, N.A., does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto DAVID S. BURNETT AND/OR CAROL L. BURNETT, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 115, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

Shelby County, AL 03/30/2018  
State of Alabama  
Deed Tax: \$127.00


TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the March 26, 2018.

Wendy R High, a single person  
Mortgagors

By: Wells Fargo Bank, N.A.  
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting  
said sale for said Mortgagee or Transferee of Mortgagee.

By:   
Name: Jonathan Blake Davis  
Title: Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

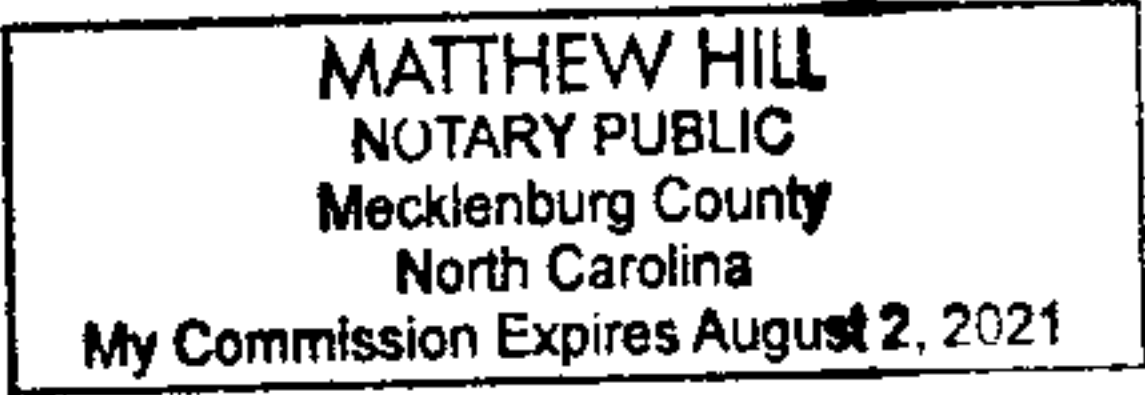
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jonathan Blake Davis, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this March 29, 2018.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
18-015024



# 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  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name DAVID S. BURNETT  
Mailing Address 2320 RIDGE TRAIL  
BIRMINGHAM AL 35242

Property Address 2130 TIMBERLINE DR  
CALERA AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 3/26/18  
Total Purchase Price \$ 127,000

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other FORECLOSURE DEED

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 3/30/18

Print DAVID S. BURNETT

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

Unattested

(verified by)



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Form RT-1