



20180711000245850 1/3 \$144.50
Shelby Cnty Judge of Probate AL
07/11/2018 09:28:31 AM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, KELLY WESLER, unmarried woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Assurance Financial Group, LLC dated November 4, 2015, and Recorded in Instrument # 20151105000386010 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Assurance Financial Group, LLC by instrument recorded in Instrument #201605000152030 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three (3) successive weeks in a newspaper published in Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, by an advertisement published in the issues of said newspaper on February 28, March 7 and March 14, 2018, fixing the time of the sale of said property to be during the legal hours of sale on the 17th day of April, 2018 and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 17th day of April, 2018, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale RENTAL RESOURCE GROUP, LLC, were the highest and best bidder and did become the purchaser of the real property hereinafter described for a bid of \$122,401.00.

NOW THEREFORE, the said Assurance Financial Group, LLC, by and through Michael T. Atchison as auctioneer, and as its attorney-in-fact, and Kelly Wesler by Michael T. Atchison, as auctioneer under and by virtue of the authority contained in said mortgage, for and in consideration of the premises and the sum of **\$122,401.00** does hereby GRANT, BARGAIN, SELL AND CONVEY unto **RENTAL RESOURCE GROUP, LLC** its successors and assigns, as tenants in common, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 60, ACCORDING TO THE SURVEY OF THE COTTAGES AT
STONEHAVEN, FIRST ADDITION, AS RECORDED IN MAP BOOK 22,
PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 131 W Stonehave Circle, Pelham, AL 35124

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said RENTAL RESOURCE GROUP, LLC, as tenants in common, the purchaser at said sale, their successors and assigns, 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; any and all ad valorem taxes due or assessed; assessments, notes and restrictions as shown on recorded plat of subdivision, restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations, and sewer or other notices if any, applicable to said property of record in the said Probate Court Records.

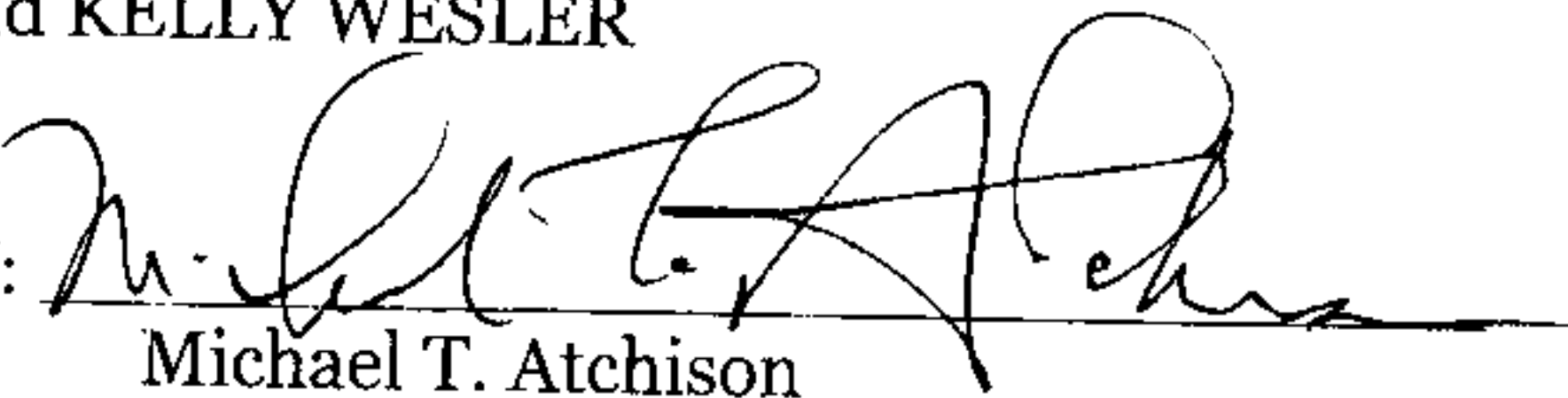
The above described property is sold in "AS IS, WHERE IS" condition, without warranties of any kind, expressed or implied.

Shelby County, AL 07/11/2018
State of Alabama
Deed Tax: \$122.50

IN WITNESS WHEREOF, the said Assurance Financial Group, LLC, and Kelly Wesler, have hereunto set their hands and seals by the said attorney-in-fact and auctioneer at said sale as of the 17th day of April, 2018.

ASSURANCE FINANCIAL GROUP, LLC,
And KELLY WESLER

BY:


Michael T. Atchison
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact and auctioneer for Assurance Financial Group, LLC, Kelly Wesler 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 17th day of April, 2018.


NOTARY PUBLIC

My Commission Expires: 10/3/2020

GRANTEE'S ADDRESS:

Assurance Financial Group, LLC
1 Corporate Drive, Ste 360
Lake Zurich, IL 60047-8945

GRANTORS' ADDRESS:

Kelly Wesler
131 W Stonehaven Circle
Pelham, AL 35124

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, ROUSE & BENDER, LLC
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
2909-176



Real Estate Sales Validation Form

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

Grantor's Name (MERS)
Mailing Address _____

Grantee's Name _____
Mailing Address PO Box 824
Helena, AL 35080

Property Address 131 West Stonehaven Cir.
Pelham, AL 35124

Date of Sale April 17, 2018

Total Purchase Price \$ 122,401.00

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
☐ 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 5/8/18

Print Lauren Armstrong

Sign Lauren Armstrong
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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Form RT-1