

**MORTGAGE FORECLOSURE DEED**

**20180829000310590**  
**08/29/2018 10:52:23 AM**  
**FCDEEDS 1/3**

STATE OF ALABAMA ) Dorothy L Fant, an unmarried woman  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That Dorothy L Fant, an unmarried woman did to-wit, January 19, 2007, execute a mortgage to Walton Mortgage, Inc., which mortgage is recorded in Instrument # at 20070124000038190 on January 24, 2007, 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 #, 20070124000038200 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 JULY 25,2018 AUGUST 1,2018 AUGUST 8,2018; and

WHEREAS, on August 27, 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 John Robison M, a representative of auctioneer and attorney Shapiro & Ingle, LLP 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 Federal Home Loan Mortgage Corporation, in the amount of \$37,920.00 , and said property was thereupon sold to the said Federal Home Loan Mortgage Corporation.

NOW, THEREFORE, in consideration of the premises and of \$37,920.00, cash, the said Dorothy L Fant, an unmarried woman, 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 warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Federal Home Loan Mortgage Corporation, , the following described real estate situated in SHELBY County, Alabama, to-wit:

**LOT 3, ROLLING MEADOWS ESTATES, AS RECORDED IN MAP BOOK 26, PAGE 93, IN THE OFFICE OF THE JUDGE OF PROBATE 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.

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 and Ingle, LLP, has executed this instrument in such capacity as on this August 28, 2018.

Dorothy L Fant, an unmarried woman  
Mortgagors

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

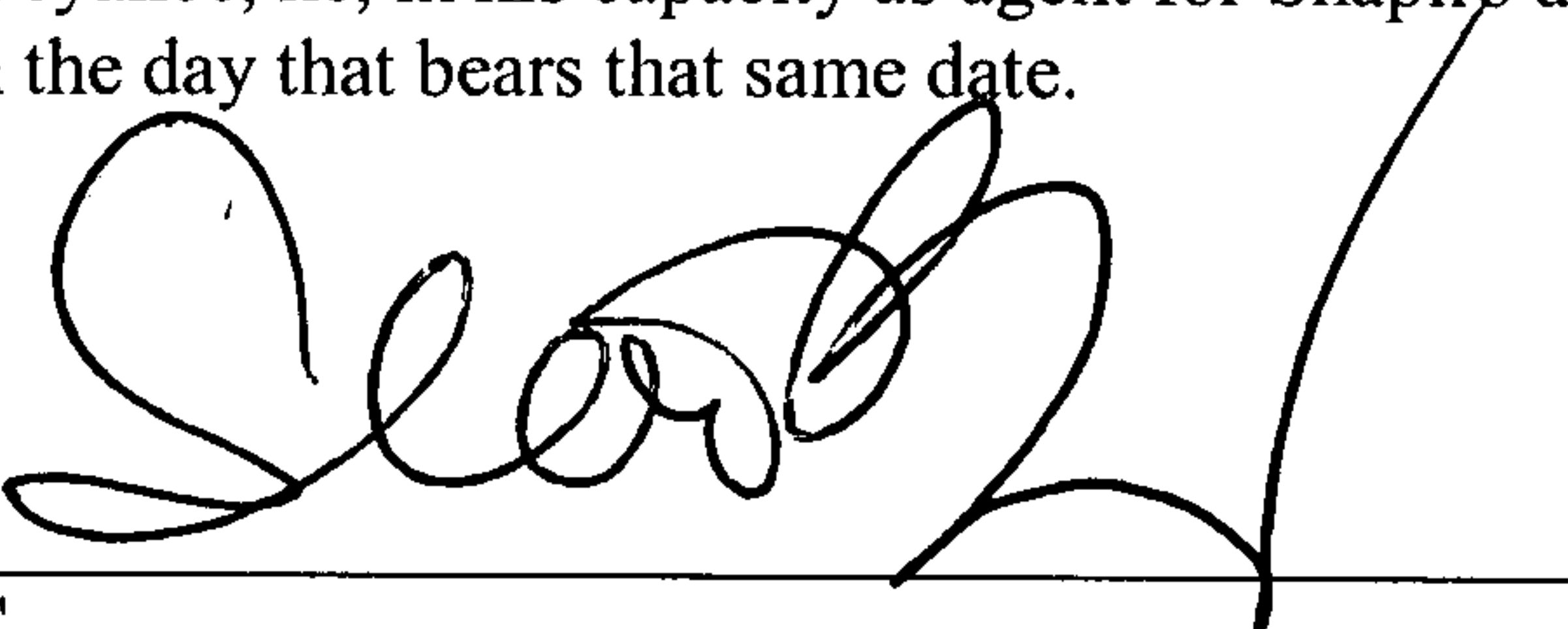
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting  
said sale for said Mortgagee or Transferee of Mortgagee.

By: William P. Harris  
Name: William P. Harris  
Title: Agent

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on August 28, 2018.



NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
18-015253

Send Tax Notices to:  
Wells Fargo Bank, N.A.  
1 Home Campus  
Des Moines, Iowa 50328

STAR BENFIELD  
NOTARY PUBLIC  
Gaston County  
North Carolina  
My Commission Expires March 22, 2019

Real Estate Sales Validation Form

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

Grantor's Name	Dorothy L Fant, an unmarried woman	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	100 Morning Dove Way Vincent, AL 35178	Mailing Address	1 Home Campus Des Moines, Iowa 50328
Property Address	100 Morning Dove Way Vincent, AL 35178	Date of Sale	August 27, 2018
		Total Purchase Price	\$37,920.00
		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 Notice of Sale

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 of the assessor's current market value.

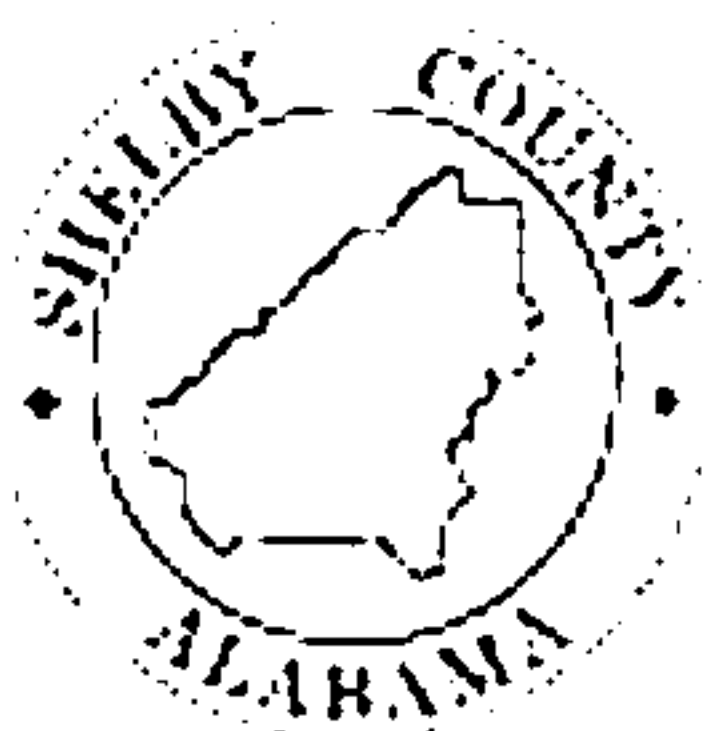
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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	8/28/2018	Print	William P. Harris
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

20180829000310590 08/29/2018 10:52:23 AM FCDEEDS 3/3



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2018 10:52:23 AM  
\$24.00 CHARITY  
20180829000310590

Allen S. Bayl