

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Charles P. Stokes, Jr. An Unmarried Man

KNOW ALL MEN BY THESE PRESENTS: That Charles P. Stokes, Jr. An Unmarried Man did, on to-wit, the March 7, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, which mortgage is recorded in Instrument # at 20140314000070930 on March 14, 2014, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank, NA as reflected by instrument recorded in Instrument #, 20180502000149350 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank, NA 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 AUGUST 1, 2018 AUGUST 8 2018 AUGUST 15, 2018; and

WHEREAS, on the September 5, 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, NA acting by and through Susie Nailen 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 SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), in the amount of One Hundred Nine Thousand Six Hundred Sixty-Four Dollars and Eighty-Eight Cents (\$109,664.88), which sum the said Wells Fargo Bank, NA offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), 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 Nine Thousand Six Hundred Sixty-Four Dollars and Eighty-Eight Cents (\$109,664.88), cash, the said Charles P. Stokes, Jr. An Unmarried Man, acting pursuant to the authority granted under the said mortgage to Wells Fargo Bank, NA, 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 SCOTT & KIM THOMPSON (JOINT SURVIVORSHIP), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 559, AS RECORDED TO THE MAP AND SURVEY OF FOREST LAKES, 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGES 25 A&B, 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 10/05/2018  
State of Alabama  
Deed Tax: \$110.00

  
20181005000356250 1/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
10/05/2018 11:45:42 AM FILED/CERT

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, NA, 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 September 5, 2018.

Charles P. Stokes, Jr. An Unmarried Man  
Mortgagors

By: Wells Fargo Bank, NA  
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

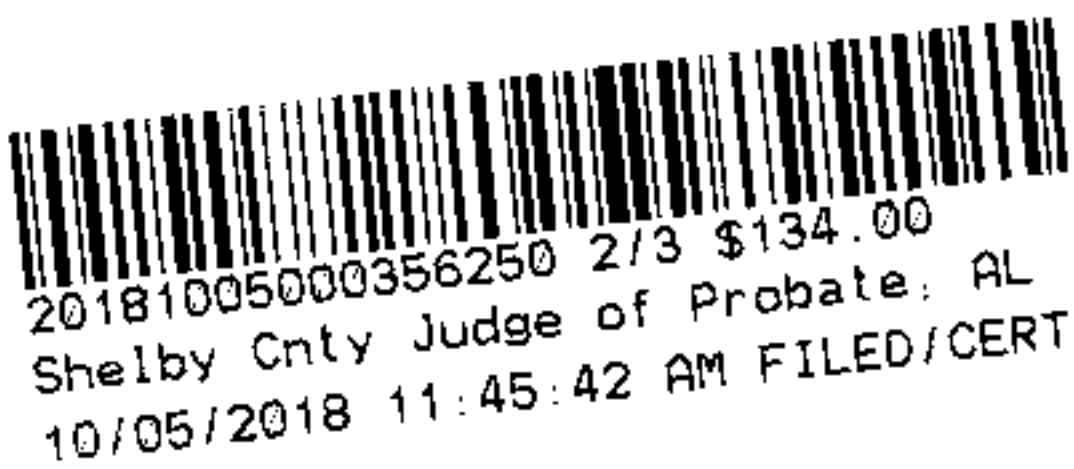
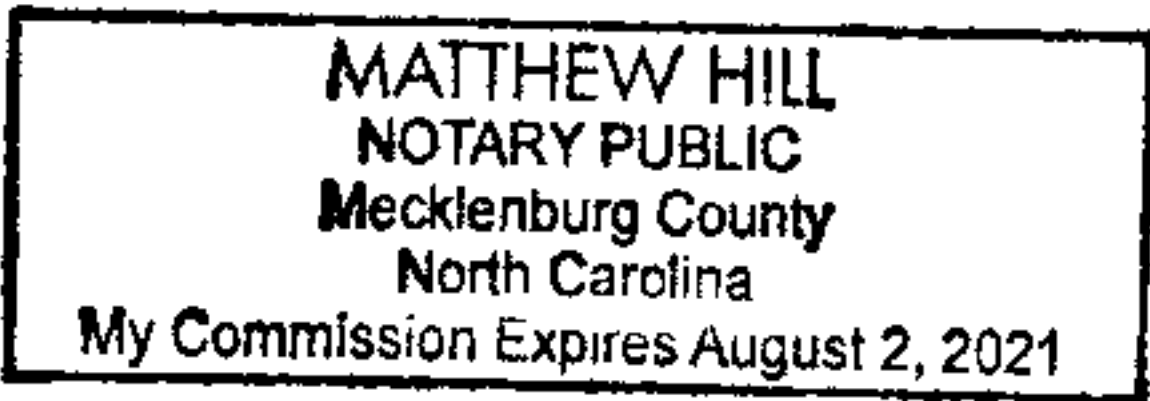
I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, 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 October 1, 2018.

Matthew Hill  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
18-015962



# 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 CAREOF: SHAPIRO and INGEL  
10130 Perimeter Pkwy Suite 400  
Charlotte, NC 28216

Grantee's Name Scott Thompson  
Mailing Address 120 Sutton Circle  
BHM, AL 35242

Property Address 2447 Forest Lakes Ln  
Sterrett AL  
35147

Date of Sale 9/5/18  
Total Purchase Price \$ 109,664  
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

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 10/5/18  
Unattested

(verified by)

Print Scott Thompson  
Sign Scott Thompson  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181005000356250 3/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
10/05/2018 11:45:42 AM FILED/CERT