

20181212000433000 1/2 \$132.50  
Shelby Cnty Judge of Probate, AL  
12/12/2018 08:08:42 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA)  
wife and husband  
COUNTY OF SHELBY)

Pamela Eatmon nka Pamela Eatmon-Travis and Korey Travis,

KNOW ALL MEN BY THESE PRESENTS: That Pamela Eatmon nka Pamela Eatmon-Travis and Korey Travis, wife and husband did, on to-wit, the March 21, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Advance Mortgage & Investment Company, Inc., which mortgage is recorded in Instrument # at 20140408000101280 on April 8, 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 #, 20180320000092190 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 October 17, 2018 October 24, 2018 October 31, 2018; and

WHEREAS, on the November 19, 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 Nicholas Cillo 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 E21, LLC, in the amount of One Hundred Nine Thousand Four Hundred Dollars and No Cents (\$109,400.00), 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 E21, LLC, 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 Four Hundred Dollars and No Cents (\$109,400.00), cash, the said Pamela Eatmon nka Pamela Eatmon-Travis and Korey Travis, wife and husband, 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 E21, LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 6, according to the map or survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, 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.

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State of Alabama  
Deed Tax: \$109.50

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 November 19, 2018.

Pamela Eatmon nka Pamela Eatmon-Travis and Korey Travis, wife and husband  
Mortgagors

By: Wells Fargo Bank, NA  
Mortgagee or Transferee of Mortgagee

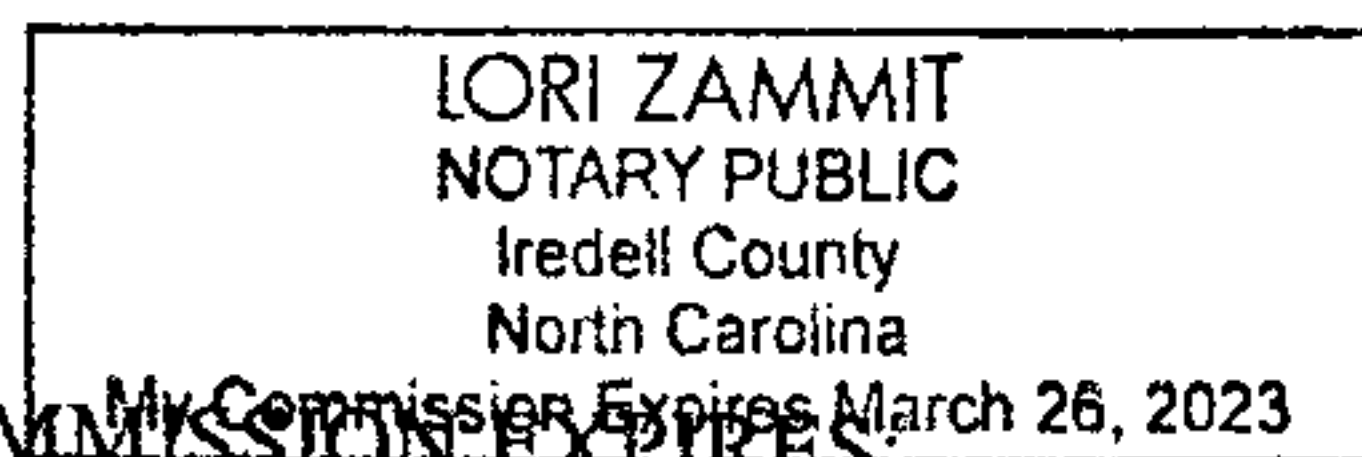
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

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 November 28, 2018.



*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
18-015639



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Alabama, County

*Allen S. Byrd*