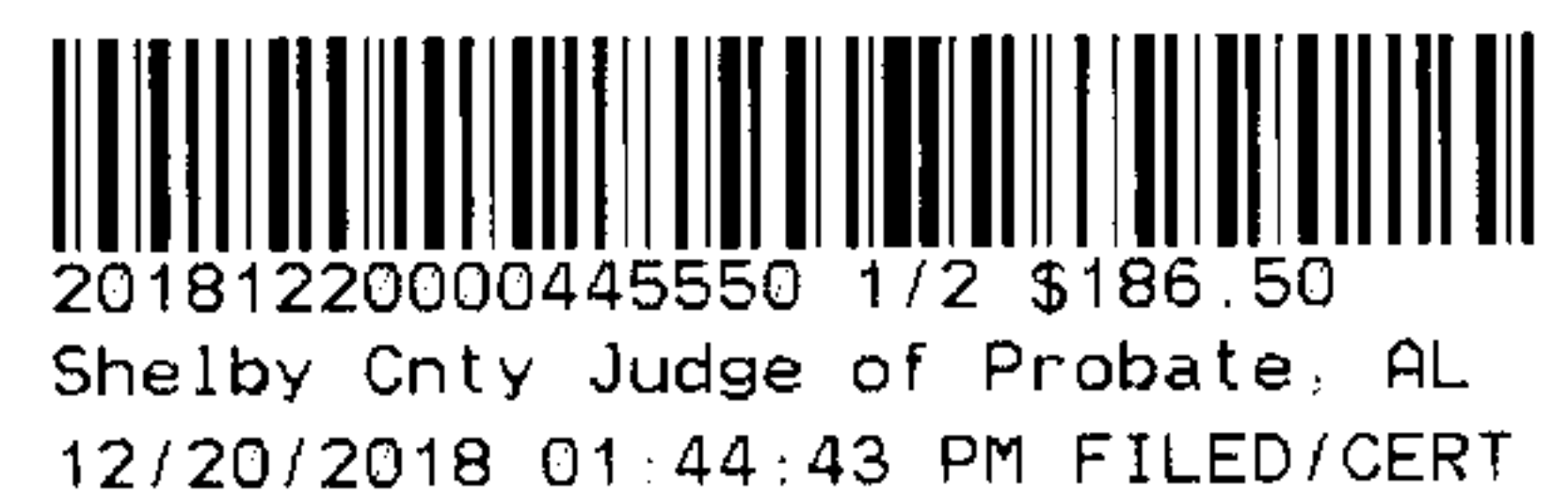


MORTGAGE FORECLOSURE DEED



STATE OF ALABAMA)
Her Husband
COUNTY OF SHELBY)

Denise McDonald, A Married Person and David W. McDonald,

KNOW ALL MEN BY THESE PRESENTS: That Denise McDonald, A Married Person and David W. McDonald, Her Husband did, on to-wit, the August 6, 2010, execute a mortgage to Wells Fargo Bank, N.A., which mortgage is recorded in Instrument # at 20100816000260780 on August 16, 2010, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Wells Fargo Bank, NA.

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 10, 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 LANSING SKIDMORE 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 ALABAMA INVESTMENT HOMES, LLC, in the amount of One Hundred Sixty-Seven Thousand Two Hundred One Dollars and No Cents (\$167,201.00), 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 ALABAMA INVESTMENT HOMES, 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 Sixty-Seven Thousand Two Hundred One Dollars and No Cents (\$167,201.00), cash, the said Denise McDonald, A Married Person and David W. McDonald, Her 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 ALABAMA INVESTMENT HOMES, LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 30-A, according to the Amended Hillsboro Subdivision, Phase 1, as recorded in Map Book 39, Pages 140 A, B and C, 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 12/20/2018
State of Alabama
Deed Tax: \$167.50


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 September 10, 2018.

Denise McDonald, A Married Person and David W. McDonald, Her Husband
Mortgagors

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

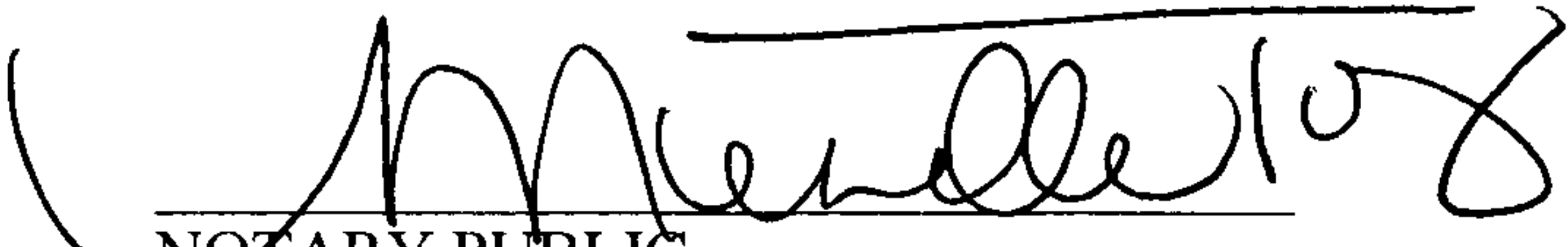
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

By: 
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 September 12, 2018.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-015088

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2023


20181220000445550 2/2 \$186.50
Shelby Cnty Judge of Probate, AL
12/20/2018 01:44:43 PM FILED/CERT