

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Tommy L. Dates, an unmarried man

KNOW ALL MEN BY THESE PRESENTS: That Tommy L. Dates, an unmarried man did to-wit, September 28, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Impact Mortgage Group, Inc., which mortgage is recorded in Instrument # at 20071004000465590 on October 4, 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 #, 20120502000152040 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 December 5, 2018 December 12, 2018 December 19, 2018; and

WHEREAS, on January 7, 2019, 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 Lansing Skidmore, 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 Wells Fargo Bank, N.A., in the amount of \$7,000.00, and said property was thereupon sold to the said Wells Fargo Bank, N.A.

NOW, THEREFORE, in consideration of the premises and of \$7,000.00, cash, the said Tommy L. Dates, an unmarried man, 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 National Mortgage Association, the following described real estate situated in SHELBY County, Alabama, to-wit:

Commence at the Northwest corner of Section 36, Township 19 South, Range 2 East; thence run East along the North line of said Section a distance of 2761.40 feet; thence turn an angle of 25 degrees 45 minutes to the right and run a distance of 524.90 feet; thence turn an angle of 78 degrees 15 minutes to the right and run a distance of 210.00 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet, to the point of beginning. Situated in the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 36, Township 19 South, Range 2 East, 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 redém under the laws of the State of Alabama or the United States.

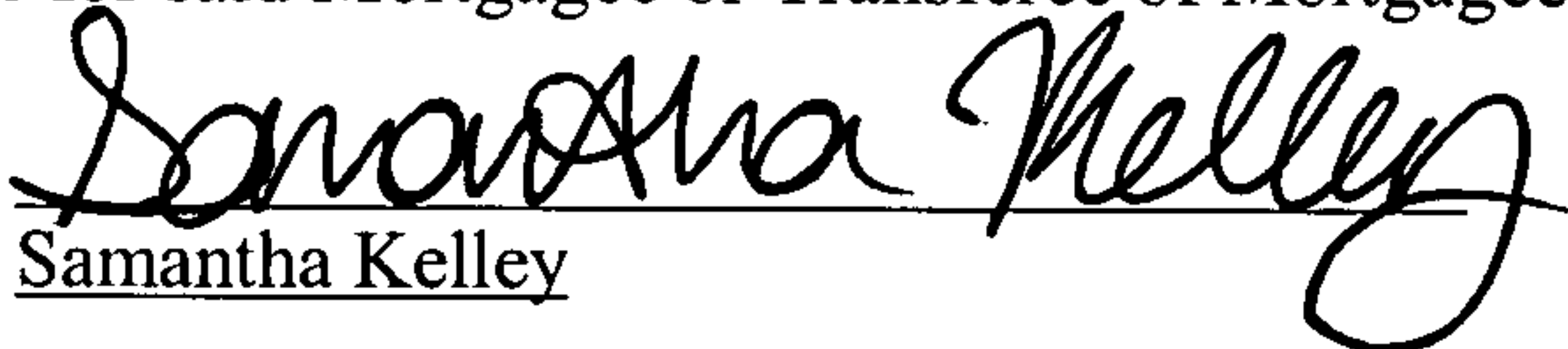
TO HAVE AND TO HOLD the above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 January 10, 2019.

Tommy L. Dates, an unmarried man
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: 
Name: Samantha Kelley

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Samantha Kelley, 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.

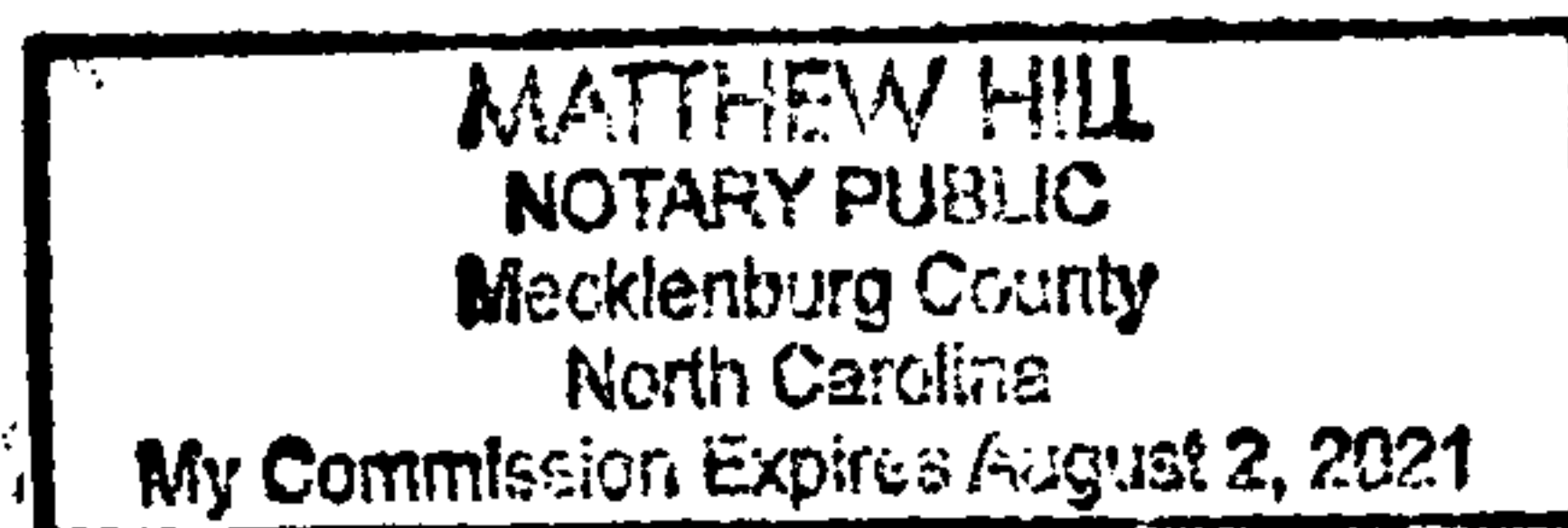
Given under my hand and official seal on January 10, 2019.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Instrument prepared by:
Jonathan Smothers
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-013075



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

Grantor's Name	<u>Tommy L. Dates, an unmarried man</u>	Grantee's Name	<u>Federal National Mortgage Association</u>
Mailing Address	<u>61 Locust Creek Cir</u>	Mailing Address	<u>1 Home Campus</u>
	<u>Harpersville, AL 35078</u>		<u>Des Moines, Iowa 50328</u>

Property Address	<u>61 Locust Creek Cir</u>	Date of Sale	<u>January 7, 2019</u>
	<u>Harpersville, AL 35078</u>		
		Total Purchase Price	<u>\$7,000.00</u>
		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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Notice of Sale |
| ☐ Closing Statement | |

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 _____

Print _____

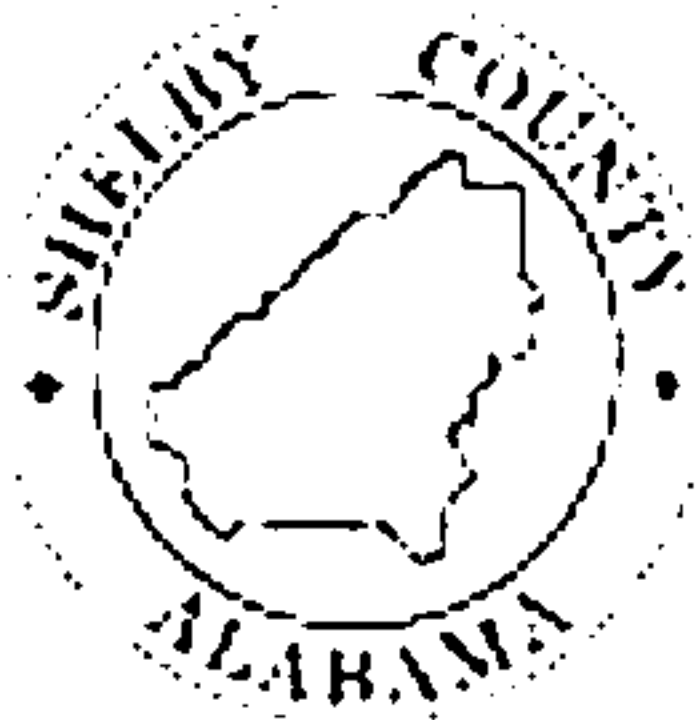
____ Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2019 01:26:06 PM
\$22.00 CHERRY
20190111000012140

Allen S. Bezel