

20190130000030900
01/30/2019 11:41:48 AM
FCDEEDS 1/3

SOURCE OF TITLE
Deed Instrument Number
Deed 20131108000440850

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Jerry Smith and Crystal Smith, Husband and Wife
)

KNOW ALL MEN BY THESE PRESENTS: That Jerry Smith and Crystal Smith, Husband and Wife did to-wit, September 25, 2009, execute a mortgage to Wells Fargo Bank, N.A., which mortgage is recorded in Instrument # Instrument Number: 20091005000976620 on October 5, 2009, and modified in and modified by agreement recorded August 4, 2014 Instrument 20140804000241220, in the Office of the Judge of Probate of Shelby County, Alabama.

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 12,2018 DECEMBER 19,2018 DECEMBER 26,2018; and

WHEREAS, on January 28, 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 \$129,345.21 which sum the said Wells Fargo Bank, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A..

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 \$129,345.21, cash, the said Jerry Smith and Crystal Smith, Husband and Wife, 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 Wells Fargo Bank, N.A., the following described real estate situated in SHELBY County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 676 ACCORDING TO THE SURVEY OF WATERFORD COVE, SECTOR 3, AS RECORDED IN MAP BOOK 31, PAGE 146 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO JERRY SMITH AND CRYSTAL SMITH BY DEED FROM BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2006-25 RECORDED 11/06/2008 IN DOCUMENT NO. 20081106000432220, IN THE PROBATE JUDGE'S OFFICE FOR 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.

20190130000030900 01/30/2019 11:41:48 AM FCDEEDS 2/3

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 29, 2019.

Jerry Smith and Crystal Smith, Husband and Wife
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: Samantha Kelley
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 29, 2019.

Leslie B Wolf
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-016627

Send Tax Notices to:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

LESLIE B WOLF
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires February 21, 2021

Real Estate Sales Validation Form

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

Grantor's Name Jerry Smith and Crystal Smith, Husband and Wife
Mailing Address 392 Waterford Cove Trail
Calera, AL 35040
Grantee's Name Wells Fargo Bank, N.A.
Mailing Address 1 Home Campus
Des Moines, Iowa 50328

Property Address 392 Waterford Cove Trail
Calera, AL 35040
Date of Sale January 28, 2019
Total Purchase Price \$129,345.21
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 _____
Unattested _____
(verified by)

Print Samantha Kelley
Sign Samantha Kelley
(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
01/30/2019 11:41:48 AM
\$23.00 CHERRY
20190130000030900

Allen S. Beyle