

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) Connie S. Douglas and William C. Douglas, Wife and
Husband

KNOW ALL MEN BY THESE PRESENTS: That Connie S. Douglas and William C. Douglas, Wife and Husband did to-wit, May 23, 2012, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Wells Fargo Bank, N.A., which mortgage is recorded in Instrument at # on May 31, 2012, 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 26,2018 January 2, 2019 January 9 ,2019; and

WHEREAS, on February 4, 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 \$47,450.00, and said property was thereupon sold to the said Wells Fargo Bank, N.A.

NOW, THEREFORE, in consideration of the premises and of \$47,450.00, cash, the said Connie S. Douglas and William C. Douglas, Wife and Husband, 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 Home Loan Mortgage Corporation, the following described real estate situated in SHELBY County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS

A tract of land situated in the Town of Wilsonville, Shelby County, Alabama, more particularly described as follows Begin at the NE corner of the SE 1/4 of Section 1, Township 21 South, Range 1 East, and go thence in a Southerly direction along the East line of said section, 660 feet, thence South 86 degrees 30 minutes West a distance of 30 feet to the Point of Beginning of the property hereby conveyed, which point is on the West margin of an unpaved road, go thence South 86 degrees 30 minutes West 427 9 feet to a point on the East margin of the Montgomery Wagon Road, go thence North 27 degrees 32 minutes East along the East margin of said road 281 feet, go thence South 80 degrees 22 minutes East 288 feet to a point on the West margin of an unimproved road, go thence South 4 degees 13 minutes East along the West margin of said road 175 feet to the Point of Beginning

Less and except a parcel of land conveyed to Clara Hebb Barge, as recorded in Deed Book 169, Page 426, Less and except a parcel of land conveyed to Seale-Memorial Post No 166, American Legion, Inc , a corporation, as recorded in Deed Book 236, Page 836, Less and except a parcel of land conveyed to Kenneth Davis and Evelyn Davis as recorded in Deed Book 264, Page 591, Less and except a parcel of land conveyed to Sidney R Blackerby and Tommie Blackerby as recorded in Deed Book 286, Page 313, Less and except a parcel of land conveyed to Pate Lovett and Elm a Lovett as recorded in Deed Book 190, Page 181, Less and except a parcel of land conveyed to George Vick as recorded in Deed Book 240, Page 727, all as recorded in the Probate Office of Shelby County, Alabama Less and except Highway and road right of way

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 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 February 5, 2019.

Connie S. Douglas and William C. Douglas, Wife and Husband
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

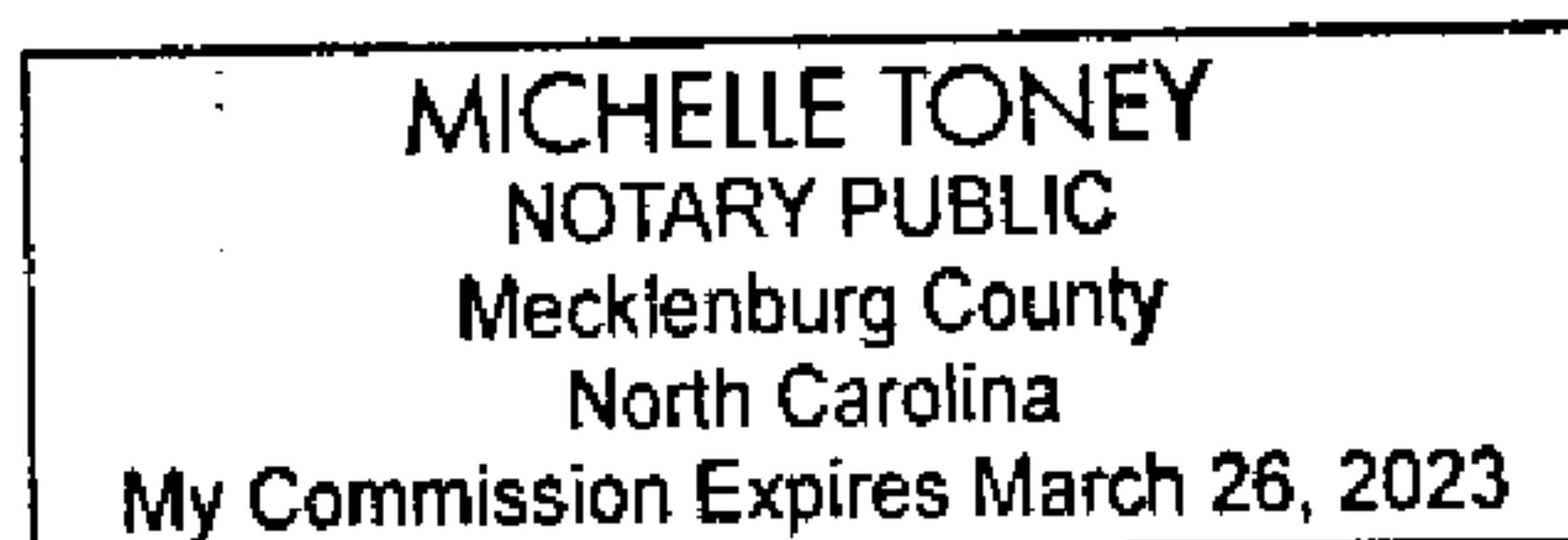
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Samantha Kelley, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, 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 February 5, 2019.


NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
18-016704



Real Estate Sales Validation Form

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

Grantor's Name	<u>Connie S. Douglas and William C. Douglas, Wife and Husband</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation</u>
Mailing Address	<u>41 Stone Dr Wilsonville, AL 35186</u>	Mailing Address	<u>1 Home Campus Des Moines, Iowa 50328</u>

Property Address 41 Stone Dr
Wilsonville, AL 35186

Date of Sale February 4, 2019

Total Purchase Price \$47,450.00

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

Sign

(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
02/06/2019 02:44:52 PM
\$24.00 CHERRY
20190206000039930

Allen S. Bayl