

SEND TAX NOTICE TO:
Wells Fargo Real Estate Tax Services, LLC
P.O. Box 14506
Des Moines, IA 50306-9395

20190627000228580
06/27/2019 12:59:38 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

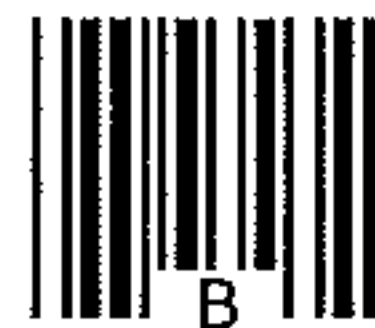
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of August, 2003, William Gaddis, Jr. and Helen B. Gaddis, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Home Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030912000612950, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a



newspaper of general circulation published in Shelby County, Alabama, in its issues of March 27, 2019, April 3, 2019, and April 10, 2019; and

WHEREAS, on June 25, 2019, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. was the highest bidder and best bidder in the amount of Fifty-Three Thousand Seven Hundred Twenty-Four And 24/100 Dollars (\$53,724.24) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said quarter-quarter a distance of 305.01 feet to a point on the Easterly margin of Cohill Drive and the point of beginning of the property herein described; thence continue along the last described course a distance of 633.97 feet to a point; thence turn 93 degrees 49 minutes 09 seconds left and run Northerly a distance of 210.00 feet to a point; thence turn 86 degrees 10 minutes 51 seconds left and run Westerly a distance of 230.00 feet to a point; thence turn 82 degrees 03 minutes 12 seconds left and run Southerly a distance of 171.27 feet to a point; thence turn 82 degrees 04 minutes 11 seconds right and run Westerly a distance of 312.71 feet to a point on the Easterly margin of said Cohill Drive; thence turn 36 degrees 44 minutes 57 seconds left and run Southwesterly along said margin of said street a distance of 66.88 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances,



recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 26th day of June, 2019.

Wells Fargo Bank, N.A. successor by merger to
Wells Fargo Home Mortgage, Inc.

By: Sirote & Permutt, P.C.
Its: Attorney

By: 
Ginny Rutledge, Esq.

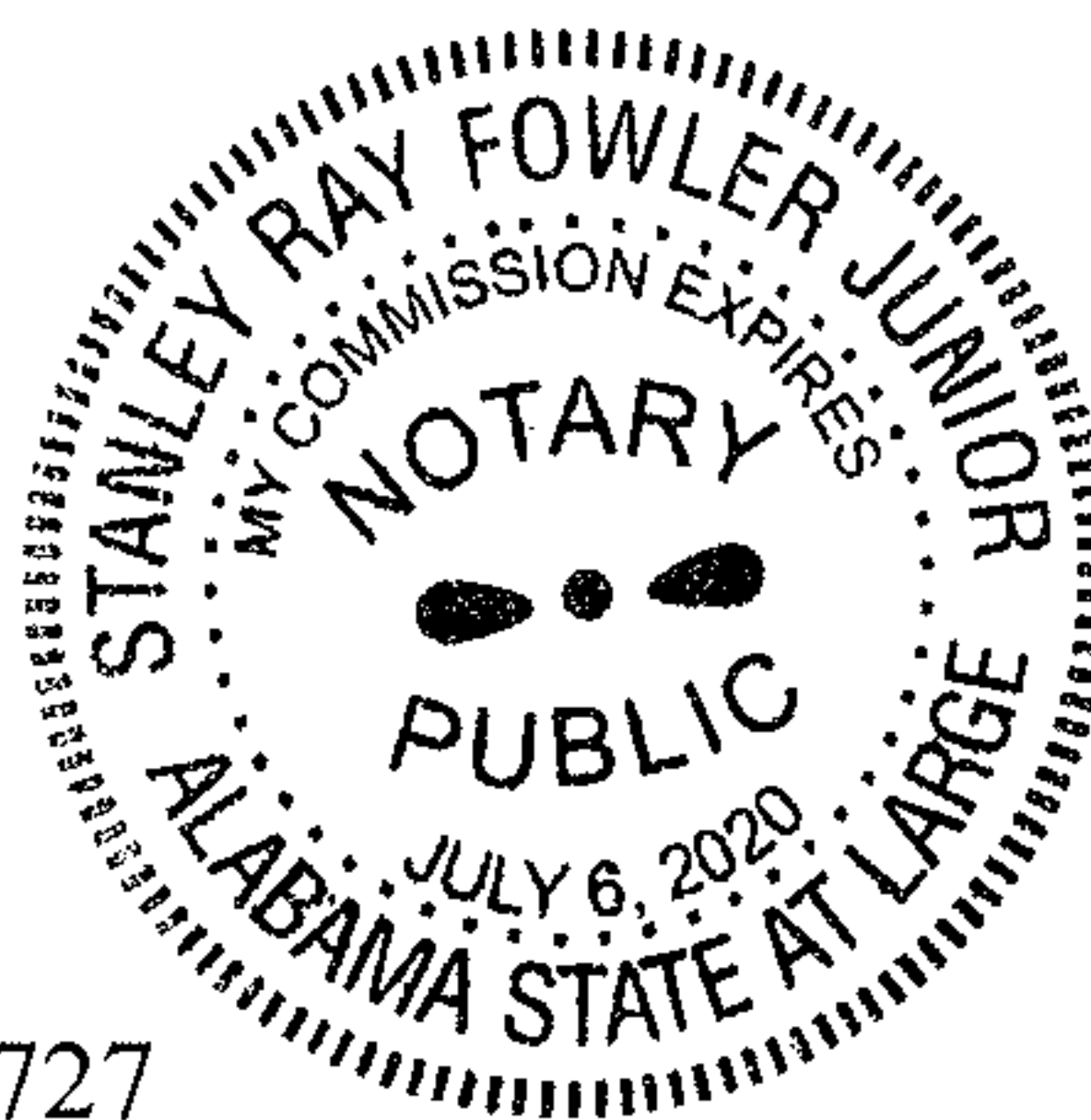
STATE OF ALABAMA)

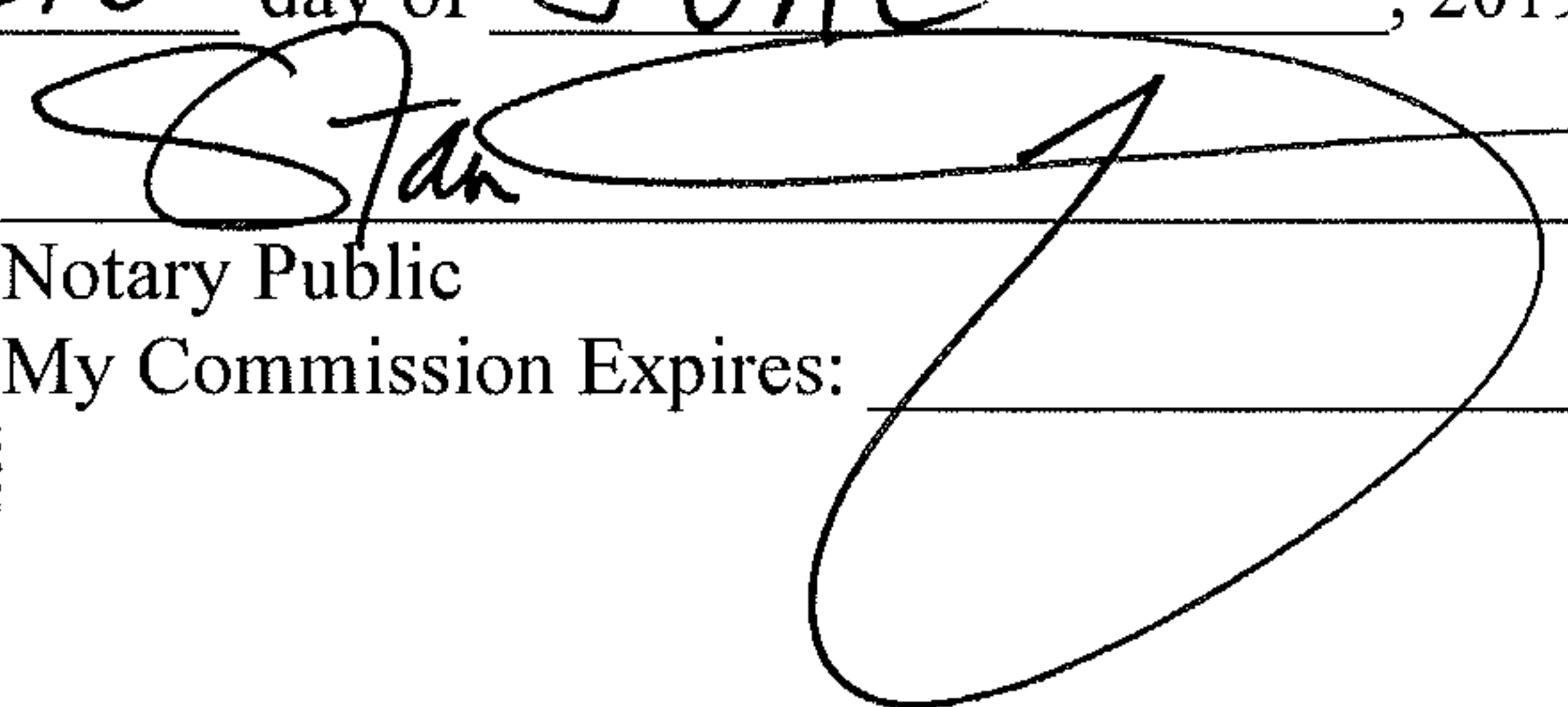
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Mortgagee.

Given under my hand and official seal on this 26 day of June, 2019.

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727




Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wells Fargo Bank, N.A.
successor by merger to Wells
Fargo Home Mortgage, Inc.
c/o Wells Fargo Bank, N.A.

Grantee's Name Wells Fargo Bank, N.A. successor
by merger to Wells Fargo Home
Mortgage, Inc.
c/o Wells Fargo Bank, N.A.

Mailing Address X7801-013
3476 Stateview Blvd.
Fort Mill, SC 29715

Mailing Address X7801-013
3476 Stateview Blvd.
Fort Mill, SC 29715

Property Address 147 Cohill Drive
Alabaster, AL 35007

Date of Sale 06/25/2019

Total Purchase Price \$53,724.24
 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 Foreclosure Bid Price
☐ 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.

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 6/26/19

Print Jonathan Byrd

☐ Unattested _____
 (verified by)

Sign [Signature]
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2019 12:59:38 PM
 \$26.00 CHARITY
 20190627000228580

Allen S. Byrd