

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

20190726000267780
07/26/2019 09:47:25 AM
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 February, 2009, Rodney G. Davis and Vickie Davis, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for DHI Mortgage Company, LTD., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20090306000082000, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA, by instrument recorded in Instrument No. 20110623000183660, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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. 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 May 22, 2019, May 29, 2019, and June 5, 2019; and

WHEREAS, on July 23, 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. 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. was the highest bidder and best bidder in the amount of One Hundred Twelve Thousand Four Hundred Eighty And 00/100 Dollars (\$112,480.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Kensington Place, Phase I, Sector I,
as recorded in Map Book 37, Page 147, in the Probate Office of Shelby
County, Alabama

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. 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., has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 24th day of July, 2019.

Wells Fargo Bank, N.A.

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Ginny Rutledge, Esq.

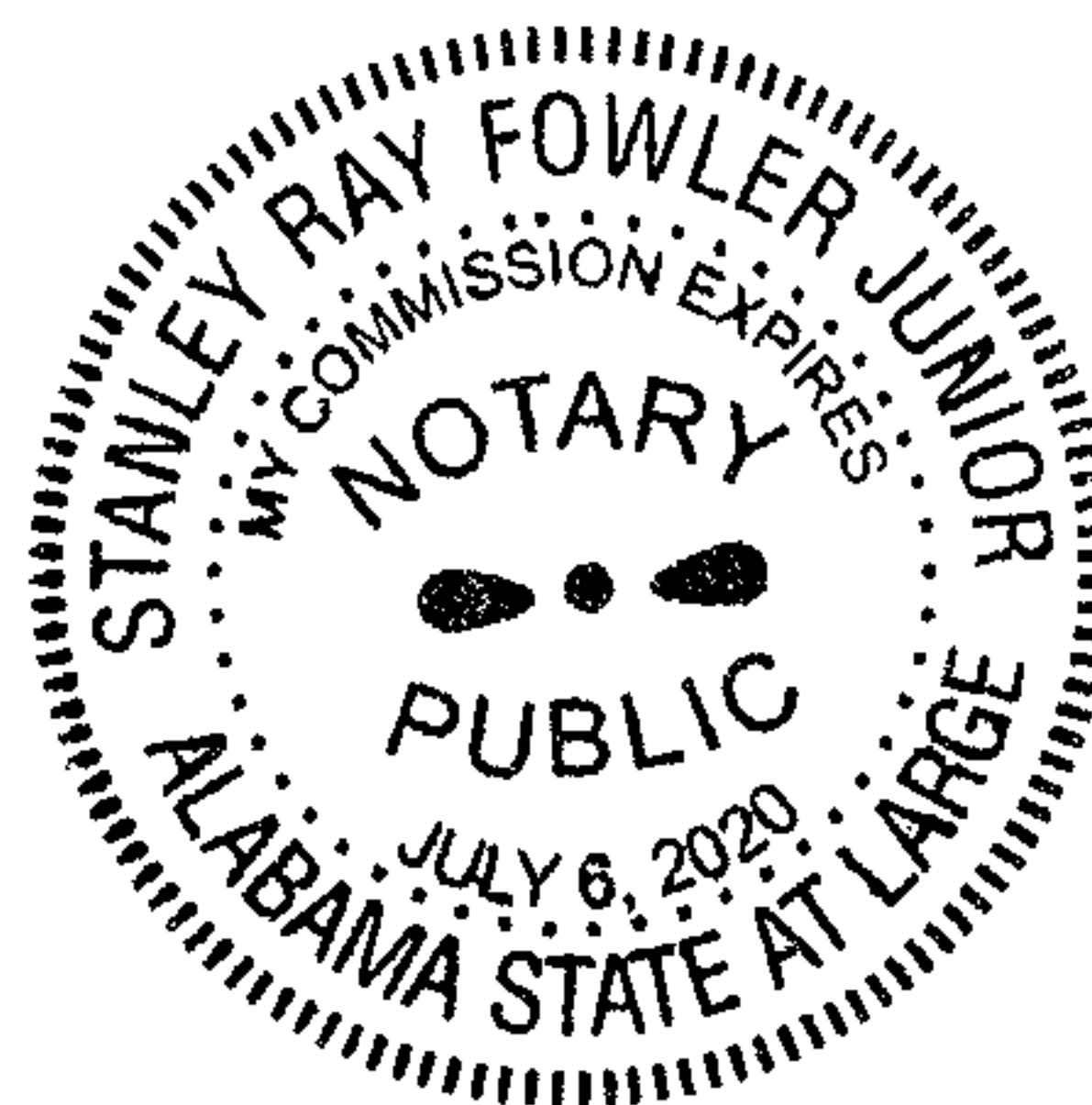
STATE OF ALABAMA)

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., 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 Transferee.

Given under my hand and official seal on this 24 day of JULY, 2019.

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



Stanley Ray Fowler Junior
Notary Public

My Commission Expires: 7-6-20



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.
c/o Wells Fargo Bank, N.A.

Grantee's Name Wells Fargo Bank, N.A.
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 2001 Kensington Court
Calera, AL 35040

Date of Sale 07/23/2019

Total Purchase Price \$112,480.00

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

☐ 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 7/24/19

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
 07/26/2019 09:47:25 AM
 \$29.00 JESSICA
 20190726000267780

Allie S. Byrd