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SOURCE OF TITLE
Deed Instrument
Deed 20161228000471190

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)	Kanika Prentice and Anthony Prentice, as joint tenants with right of survivorship
COUNTY OF SHELBY)	□

KNOW ALL MEN BY THESE PRESENTS: That Kanika Prentice and Anthony Prentice, as joint tenants with right of survivorship did to-wit, December 24, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Residential Mortgage, Inc., which mortgage is recorded in Instrument # at 20090112000008710 on January 12, 2009, and modified in agreement recorded May 26, 2017 in instrument 20170526000183930, 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 #, 20130517000204790 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 October 2, 2019 October 9, 2019 October 16, 2019; and

WHEREAS, on November 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 John M Robison, 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 \$87,400.00 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 \$87,400.00, cash, the said Kanika Prentice and Anthony Prentice, as joint tenants with right of survivorship, 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:

LOT 20 AND 21, BLOCK 3, ACCORDING TO THE SURVEY OF WILLMONT GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATE IN SHELBY COUNTY, ALABAMA.

COMMONLY KNOWN AS: 79 LAWLER STREET, MONTEVALLO, AL 35115

PARCEL NUMBER: 36-02-09-1-001-050-000

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.

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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.

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 November 7, 2019.

Kanika Prentice and Anthony Prentice, as joint tenants with right of survivorship

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: Whitney Maxwell

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Whitney Maxwell, 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 November 7, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY-PUBLIC

Mecklenburg County

North Carolina

My Commission Expires February 21, 2021

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

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-016795

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Real Estate Sales Validation Form

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

Grantor's Name

Kanika Prentice and Anthony Prentice, as

Grantee's Name

Wells Fargo Bank, N.A.

Mailing Address

joint tenants with right of survivorship

Mailing Address

<u>I Home Campus</u>

<u>Des Moines, IA 50328</u>

Property Address

79 Lawler St

Montevallo, AL 35115

Date of Sale

November 4, 2019

Total Purchase Price

\$87,400.00

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

□ Appraisal

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).

Dota 11-7-19

Unattested

(verified by)

Print

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

A H. N.

Filed and Recorded
Official. Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$34.00 CHARITY

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