

MORTGAGE FORECLOSURE DEED

**20191119000430560
11/19/2019 03:21:37 PM
FCDEEDS 1/3**

STATE OF ALABAMA)
COUNTY OF SHELBY)

Fred J Donze and Louise S. Donze, husband and wife

KNOW ALL MEN BY THESE PRESENTS: That Fred J Donze and Louise S. Donze, husband and wife did, on to-wit, the August 25, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., which mortgage is recorded in Instrument 20090909000345830 on September 9, 2009, and modified in and reformed by Lis Pendens recorded May 13, 2019 at Instrument Number 20190513000161610, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Wells Fargo Bank, N.A..

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 July 31, 2019 August 7, 2019 August 14, 2019; and

WHEREAS, on the November 6, 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 Sharidan Hollis 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 BHM CAPITAL LLC, in the amount of One Hundred Twelve Thousand Six Hundred Twenty-Eight Dollars and No Cents (\$112,628.00), which sum the said Wells Fargo Bank, N.A. offered to credit on the indebttness secured by said mortgage and said property was thereupon sold to the said BHM CAPITAL LLC, and

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 One Hundred Twelve Thousand Six Hundred Twenty-Eight Dollars and No Cents (\$112,628.00), cash, the said Fred J Donze and Louise S. Donze, 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 warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto BHM CAPITAL LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 64, according to the Survey of Final Plat of Hayesburg Phase 2, as recorded in Map Book 30, Page 104, in the Probate Office of 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.

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 & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the November 6, 2019.

Fred J Donze and Louise S. Donze, husband and wife
Mortgagors

By: Wells Fargo Bank, N.A.
Mortgagee or Transferee of Mortgagee

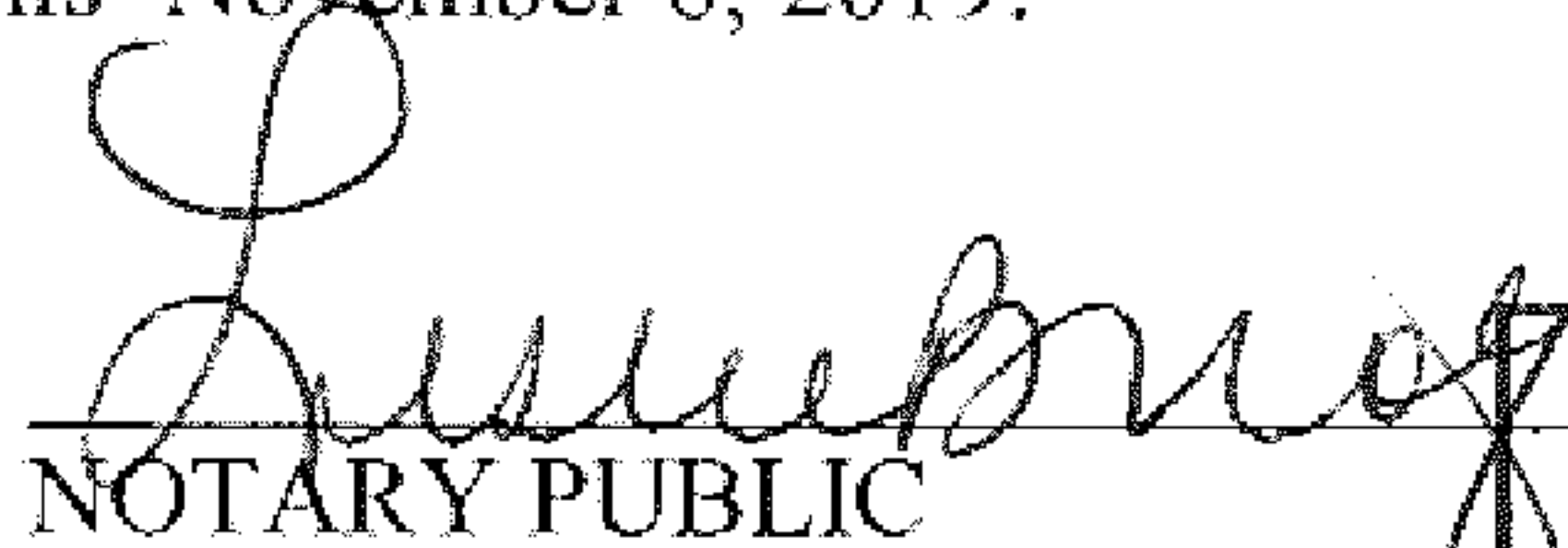
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: 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, and 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 & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this November 8, 2019.


NOTARY PUBLIC

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

MY COMMISSION EXPIRES:

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-017962

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, NA
Mailing Address 112 HAYESBURY LANE
PELHAM, AL 35124

Grantee's Name BHM CAPITAL, LLC
Mailing Address 110 12TH STREET NORTH
BIRMINGHAM, AL 35203

Property Address 112 HAYESBURY LANE
PELHAM, AL 35124

Date of Sale 11/6/2019
Total Purchase Price \$112,628.00

or
Actual Value \$

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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.

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 or 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 11/19/19

Print DANIELLE BOWLING

☐ Unattested

Sign

Danielle Bowling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2019 03:21:37 PM
\$144.00 CHERRY
20191119000430560

Allen S. Bayl

Form RT-1