

SEND TAX NOTICE TO:
House2Home, Inc.
1064 Greymoor rd
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)



20200225000073010 1/4 \$284.00
Shelby Cnty Judge of Probate, AL
02/25/2020 10:18:55 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of August, 2011, Dustin Stanfield, a married person, executed that certain mortgage on real property hereinafter described to Homeservices Lending, LLC dba Homeservices Lending, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110809000234310, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA, by instrument recorded in Instrument No. 20120305000077670, 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 January 22, 2020, January 29, 2020, and February 2, 2020; and

WHEREAS, on February 11, 2020, 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



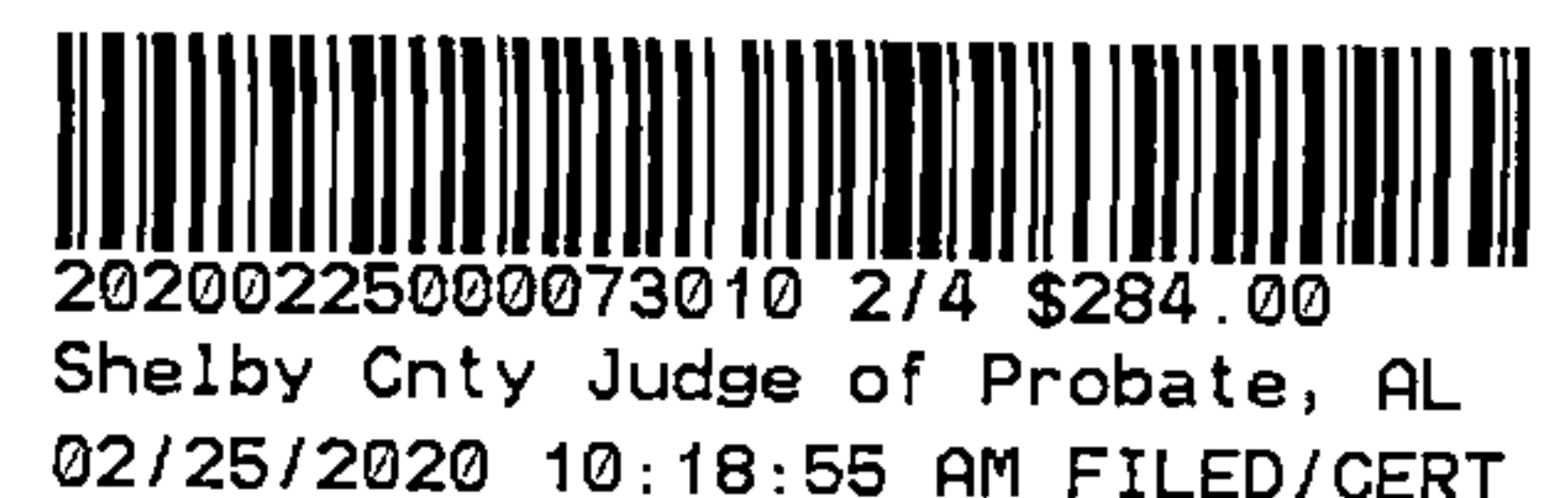
offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, House2Home, Inc. was the highest bidder and best bidder in the amount of Two Hundred Fifty Thousand And 00/100 Dollars (\$250,000.00) 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 remise, release, quit claim and convey unto House2Home, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 25A, according to a Resurvey of Lots 24 and 25, Third Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 146 in the Probate Office of Shelby County, Alabama; less and except the following: From the most Northerly corner of said Lot 24-A (being a common corner with Lot 25-A) run in a Southeasterly direction along the common line between Lots 24-A and 25-A for a distance of 57.33 feet to the Point of Beginning; thence turn an angle to the left of 3 degrees 49 minutes and run in an Easterly direction for a distance of 35.05 feet; thence turn an angle to the right of 6 degrees 59 minutes 30 seconds and run in a Southeasterly direction for a distance of 42.05 feet; thence turn an angle to the left of 9 degrees 12 minutes 08 seconds and run in an Easterly direction for a distance of 42.22 feet; thence turn an angle of left 35 degrees 55 minutes 46 seconds and run in a Northeasterly direction for a distance of 60.74 feet; thence turn an angle to the right of 15 degrees 00 minutes 45 seconds and run in an Easterly direction for a distance of 51.61 feet, more or less to the most Easterly corner of Lot 25-A, thence turn an angle to the right and run in a Southwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 117.22 feet to a common corner of said lots 24-A and 25-A, thence turn an angle to the right and run in a Northwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 114.95 feet, more or less, to the Point of Beginning.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto House2Home, Inc., forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by



Version 1.3

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 13th day of February, 2020.

Wells Fargo Bank, N.A.

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Elizabeth Loefgren, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loefgren, 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.

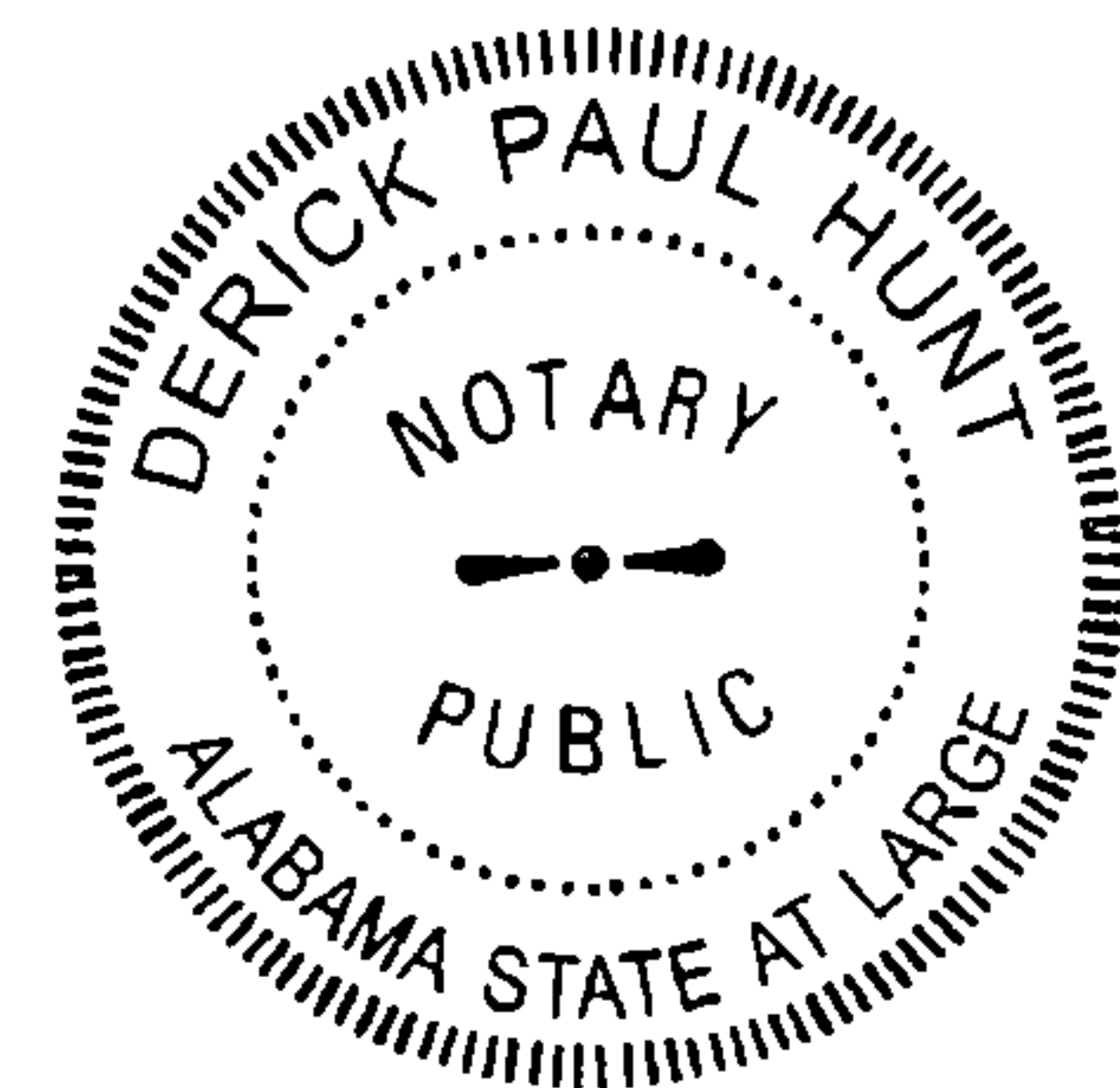
Given under my hand and official seal on this 13 day of February, 2020.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 8, 2021

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



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

Grantee's Name House2Home inc

Mailing Address MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

Mailing Address 1064 Greymoor Rd
Birmingham AL 35242

Property Address 2008 Lakemoor Drive
Hoover, AL 35244

Date of Sale 02/11/2020

Shelby County, AL 02/25/2020
State of Alabama
Deed Tax: \$250.00

Total Purchase Price \$250,000.00
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 _____

☐ Unattested _____
(verified by)

Print Sulman Mahdi

Sign Sulman Mahdi
(Grantor / Grantee / Owner / Agent) circle one



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