

SEND TAX NOTICE TO:
Linda and Mitchell Bagwell
3811 Oak Mt State Park Rd
PELHAM, AL 35124

20220603000224180
06/03/2022 02:35:39 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 17, 2007, James W. Wright, husband; Susan Wright, wife, executed that certain mortgage on real property hereinafter described to Wachovia Bank, National Association, which said mortgage was recorded in Instrument Number 20070606000263810 in the Office of the Judge of Probate of Shelby County, Alabama; "Mortgagee" 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 Wachovia 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 February 13, 2022, February 20, 2022 and February 27, 2022; and

WHEREAS, on May 13, 2022, 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 Wachovia 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, Linda Bagwell and Mitchell Bagwell was the highest bidder and best bidder in the amount of One Hundred Thirty-Four Thousand And 00/100 Dollars (\$134,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee", does hereby remise, release, quit claim and convey unto Linda Bagwell and Mitchell Bagwell all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

The following real property situated in County of Shelby and State of Alabama, described as follows:

Part of the following described property is situated in the Northeast quarter of Northeast quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast corner of the above described Section 7, and in a Westerly direction along the North line of said section, run a distance of 142.0 feet to the point of beginning; thence continue along the last named course for a distance of 142.0 feet; thence 91 degrees 55 minutes left and parallel with the east line of said section for 307.30 feet to the Northeasterly boundary line of the paved county highway; thence 72 degrees 02 minutes to the left and along said road boundary for 21.01 feet; thence 107 degrees 58 minutes to the left for 159.71 feet; thence 91 degrees 55 minutes to the right for 122.0 feet; thence 91 degrees 55 minutes to the left for 153.40 feet to the point of beginning.

Also an easement for ingress and egress purpose only being more particularly described as follows: Commence at the Northeast corner of Section 7, Township 20 South, Range 2 West and run Westerly along the North line of said section a distance of 142.0 feet; thence turn left 91 degrees 55 minutes and run a distance of 153.40 feet; thence turn right 91 degrees 55 minutes and run a distance of 47.0 feet to the Point of Beginning of said easement; thence turn left 91 degrees 55 minutes and run a distance of 13.08 feet; thence turn right 65 degrees 30 minutes and run a distance of 48.73 feet; thence turn left 43 degrees and run a distance of 80.0 feet; thence turn right of 157 degrees 30 minutes and run a distance of 109.71 feet; thence turn right 91 degrees 55 minutes and run a distance of 75.0 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

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 Linda Bagwell and Mitchell Bagwell, 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 Wachovia Bank, N.A., has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee" and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this

31st day of May, 2022

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

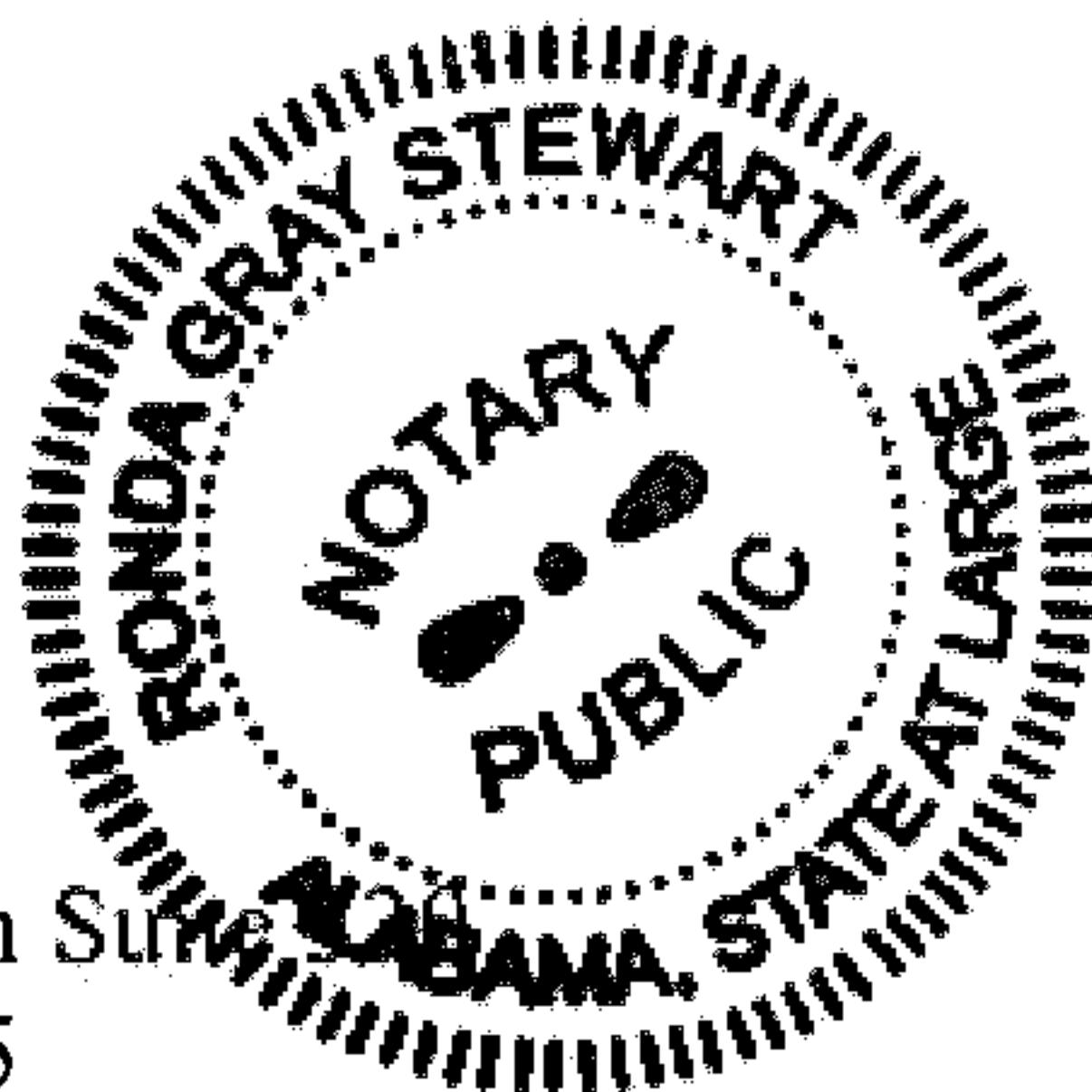
Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Wells Fargo Bank, N.A. successor by merger to Wachovia 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 association, acting in its capacity as attorney for said "Mortgagee".

2022 Given under my hand and official seal on this 31st day of May, 2022



This instrument prepared by:
Andy Saag, Esq.

TIFFANY & BOSCO, P.A.

2311 Highland Avenue South Suite 100
Birmingham, Alabama 35205

TB File No.: 22-40147

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES 03/28/2023

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
Wachovia Bank, N.A.

Grantee's Name Linda and Mitchell Bagwell

Mailing Address 3476 Stateview Boulevard, MAC
#X7801-014
Fort Mill, SC 29715

Mailing Address 3811 Oak Mt State Park Rd
PELHAM, AL 35124

Property Address 865 Oak Mountain Rd.
Pelham, AL 35124

Date of Sale May 13, 2022

Total Purchase Price \$134,000.00

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 5/23/22

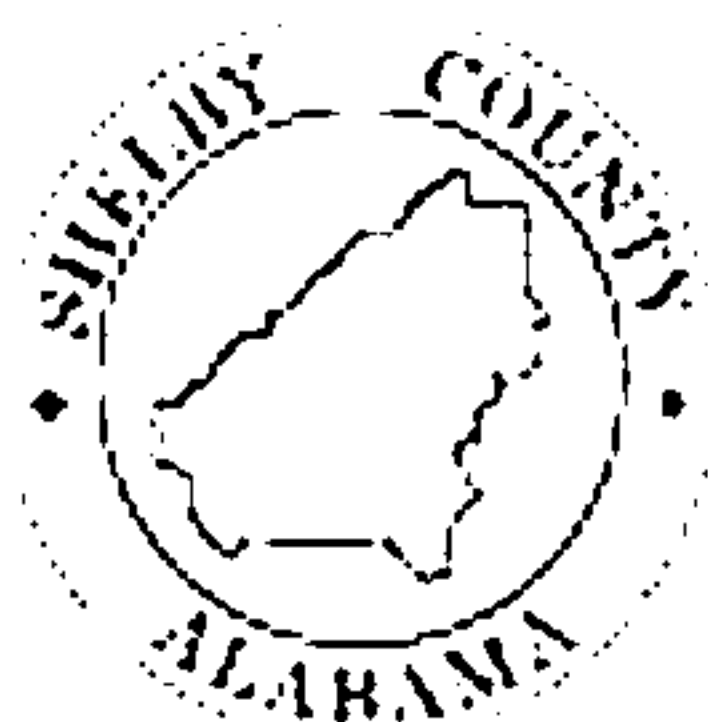
☐ Unattested

(verified by) _____

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2022 02:35:39 PM
\$167.00 JOANN
20220603000224180

Allen S. Bayl