

Grantee/Send Tax Notice to:
Wells Fargo Bank, National Association, not in its individual
or banking capacity, but solely as Trustee on behalf of for
Manufactured Housing Contract Senior/Subordinate Pass-
Through Certificate Trust 1996-2
55 Beattie Place, Suite 100
Greenville SC 29601

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: February 21, 1996, Jimmy G. Lawley, Jr. and Kimberly A. Lawley a married couple, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Pelham Housing Inc. which said mortgage was recorded March 22, 1996 in Inst. #1996-09364 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-2 ("Transferee") by instrument recorded in Inst. #20230901000266090, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the in indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door 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 Transferee 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 10/08/2023, 10/15/2023 and 10/22/2023; and

WHEREAS, on November 16, 2023 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 Transferee did offer for sale and sell at public outcry in front of the Courthouse door in, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-2 was the highest bidder and best bidder in the amount of twenty-one thousand seven hundred seventy-six and 79/100 (\$21,776.79) Dollars, on the indebtedness secured by said mortgage, the Transferee by and through Spina & Lavelle, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the NW corner of the NW 1/4-SE 1/4, Sec. 5, Twp. 22-S, R-3-W, Shelby County, Alabama, run S 89 deg 40 min E along the North 1/4 - 1/4 line for 800.1 feet; thence run S 01 deg 53 min E for 436.6 feet; thence run West for 200 feet to the point of beginning of subject lot; from said point, continue said course for 234.3 feet; thence run S 10 deg 44 min W for 190 feet to a point on the north right of way line of abandoned railroad; said right of way being 100 feet, and used as a public road; run thence along said R.O.W. line S 66 deg 58 min E for 134.3 feet; continue along said R.O.W. line S 79 deg 53 min E for 150 feet; thence run N 01 deg 53 min W for 300 feet to the beginning point. Together with a security interest in that certain 1996, 60x28 Fleetwood mobile home, serial number GAFLS05 24688-

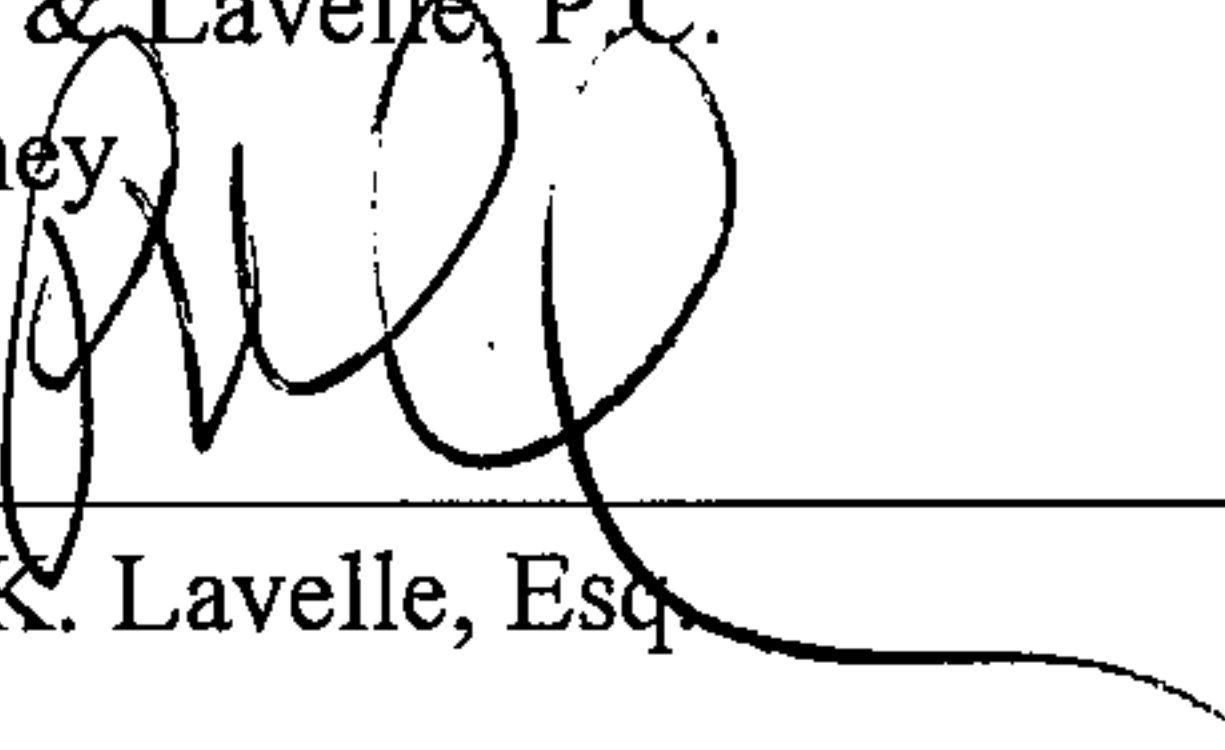
CW11

TO HAVE AND TO HOLD the above described property unto 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, Transferee, has caused this instrument to be executed by and through Spina & Lavelle, P.C., as attorney for said Transferee, and said Spina & Lavelle, P.C., as said attorney, has hereto set its hand and seal on this the 16th day of November 2023.

Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-2

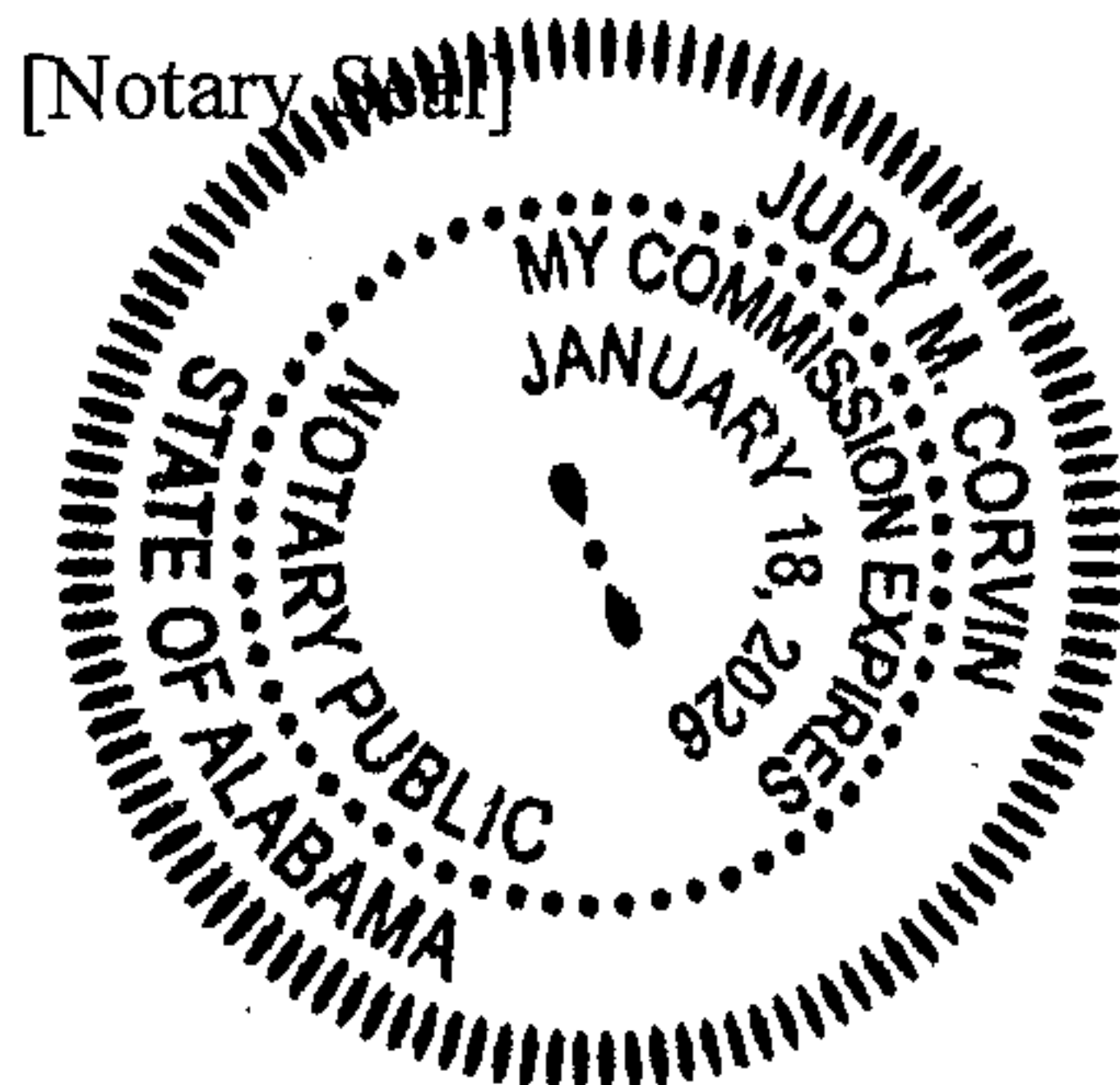
By: Spina & Lavelle, P.C.
Its: Attorney


By: 
Paul K. Lavelle, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Paul K. Lavelle, whose name as attorney of Spina & Lavelle, P.C. a professional corporation, acting in its capacity as attorney for Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-2 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, 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 this the 16th day of November 2023.




Notary Public
My Commission Expires: _____

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South, Suite 400N
Birmingham, Alabama 35243

Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Melanie LawleyMailing Address: 188 Hwy 221
Montevallo AL 35115Property Address: 188 Hwy 221
Montevallo, AL, 35115Grantee's Name Wells Fargo Bank, National Association, not in
its individual or banking capacity, but solely as Trustee on behalf of
for Manufactured Housing Contract Senior/Subordinate Pass-
Through Certificate Trust 1996-2
555 Beattie Place, Suite 100
Greenville SC 29601Date of Sale: 11-16-2023Total Purchase Price: \$21,776.79

or

Actual Value \$ _____

or

Actual 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☐ Closing Statement☐ Appraisal☒ Other Foreclosure Deed

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: November 16, 2023Print: Judy M. Corvin

Unattested

Filed and RecordedOfficial Public Records(verified by) Judge of Probate, Shelby County Alabama, CountyClerkShelby County, AL11/17/2023 09:04:18 AM\$33.00 JOANN20231117000337170

Sign: _____

(Grantor/Grantee/Owner/Agent) Circle One

Allen S. Bayl