

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
3476 Stateview Boulevard, MAC #X7801-014
Fort Mill, SC 29715
TB File No.: 25-40176-WF-AL

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, October 26, 2007, Andrew L Hartley, a single person and Melissa A Shields, a single person, executed that certain mortgage on real property hereinafter described to HomeServices Lending, LLC Series A DBA Mortgage South, which said mortgage was recorded in Instrument No. 20071105000509260 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Wells Fargo Bank, N.A. by instrument recorded in Instrument No. 20071105000509270 in the aforesaid Probate Office (hereafter "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 4, 2026, January 11, 2026 and January 18, 2026; and

WHEREAS, on February 10, 2026, 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, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of Forty-Five Thousand Four Hundred Forty And 00/100 Dollars (\$45,440.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 18 South, Range 1 East more particularly described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 18 South, Range 1 West; thence run easterly along the North line of a locally accepted 1/4-1/4 line 273.29 feet to the point of beginning; thence continue along last described course a distance of 233.65 feet; thence turn an angle of 87 degrees 40 minutes 46 seconds to the right and run southerly a distance of 430.46 feet to the centerline of Edgeland Lane; thence turn an angle of 80 degrees 58 minutes 58 seconds to the right and run southwesterly along said centerline a distance of 208.23 feet; thence turn an angle of 95 degrees 39 minutes 03 seconds to the right and run northerly a distance of 473.37 feet to the point of beginning. Less and Except any part within road right of way.

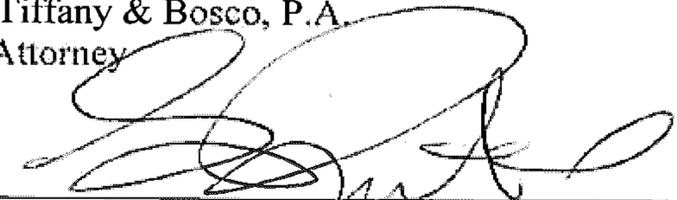
TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded

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., has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 11th day of February, 2026.

Wells Fargo Bank, N.A.

By: Tiffany & Bosco, P.A.
Its: Attorney

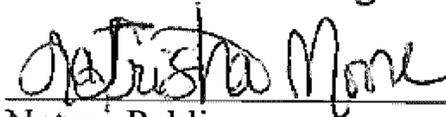
By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

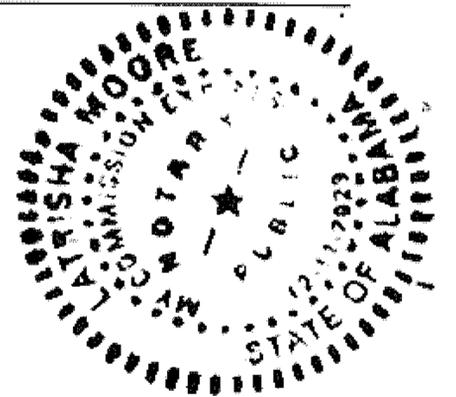
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who is 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 association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 11 day of February, 2026


Notary Public

My Commission Expires: 12-11-2029

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



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.	Grantee's Name	Wells Fargo Bank, N.A.
Mailing Address	3476 Stateview Boulevard, MAC #X7801-014	Mailing Address	3476 Stateview Boulevard, MAC #X7801-014
	Fort Mill, SC 29715		Fort Mill, SC 29715

Property Address	<u>357 Edgeland Road, Vandiver, AL 35176</u>	Date of Sale	<u>February 10, 2026</u>
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Total Purchase Price	<u>\$45,440.00</u>
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> <u>Other Foreclosure Bid Price</u>
<input type="checkbox"/> 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 2-11-2026

Print LaTrisha Moore

Unattested LM
(verified by)

Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2026 11:28:33 AM
\$36.00 PAYGE
20260212000041060

Allie S. Bayal