

Send Tax Notice To:

When Recorded Return to:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 1/14/2015 8:57 AM
DEED TAX \$ 152.50
TOTAL \$ 167.50
3 Pages

1494366



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 15th day of June, 2010, Heath A. Hammond and Amy L. Hammond, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Mortgage America, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Baldwin County, Alabama, as Instrument Number 1238537, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA "Transferee"), by instrument executed on December 2, 2013 and recorded on December 4, 2013 in Instrument 1431816, 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 indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Bay Minette, Baldwin 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 the 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, NA 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 The Fairhope Courier (Billing), a newspaper of general circulation published in Baldwin County, Alabama, in its issues of October 24, 2014, October 31, 2014, November 7, 2014; and

WHEREAS, on December 12, 2014, 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, NA did offer for sale and sell at public outcry in front of the Courthouse door in Bay Minette, Baldwin County, Alabama, the property hereinafter described; and

WHEREAS, Mike O'Hear was the auctioneer and the person conducting the sale for said Wells Fargo Bank, NA; and

WHEREAS, Paradise Endeavors, LLC, was the highest bidder and best bidder in the amount of One Hundred and Fifty-Two Thousand One Hundred and 00/100 Dollars (\$152,100.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA, by and through David Sigler as attorney for said Transferee, does hereby convey unto Paradise Endeavors, LLC all of its right, title, and interest in and to the following described property situated in Baldwin County, Alabama, to-wit:

Lot 8, Block A, according to the Survey of Baldwin Brook Subdivision, Phase Two, as recorded in Map Book Slide No. 1824-B, in the Office of the Judge of Probate of Baldwin County, Alabama.

TO HAVE AND TO HOLD the above described property unto Paradise Endeavors, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank, NA has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 18th day of December, 2014

Wells Fargo Bank, NA

BY: [Signature]
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for Wells Fargo Bank, NA, 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/she as such Attorney for Wells Fargo Bank, NA and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 18th day of December, 2014.

[Signature]
NOTARY PUBLIC My Commission Expires
My Commission Expires April 29, 2018

This instrument prepared by:

David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416

THIS INSTRUMENT
PREPARED BY

7 Union Pass
Spanish Fort, AL 36527