


SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

CM #: 189919

STATE OF ALABAMA)

COUNTY OF SHELBY)


20101208000410060 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/08/2010 09:40:27 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of October, 1998, Pamela Avery Gosnell, a single person, executed that certain mortgage on real property hereinafter described to Charter One Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 1998-39868, said mortgage having subsequently been transferred and assigned to Norwest Mortgage Inc. , by instrument recorded in Inst No. 1998-47542, 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, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. 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 October 20, 2010, October 27, 2010, and November 3, 2010; and

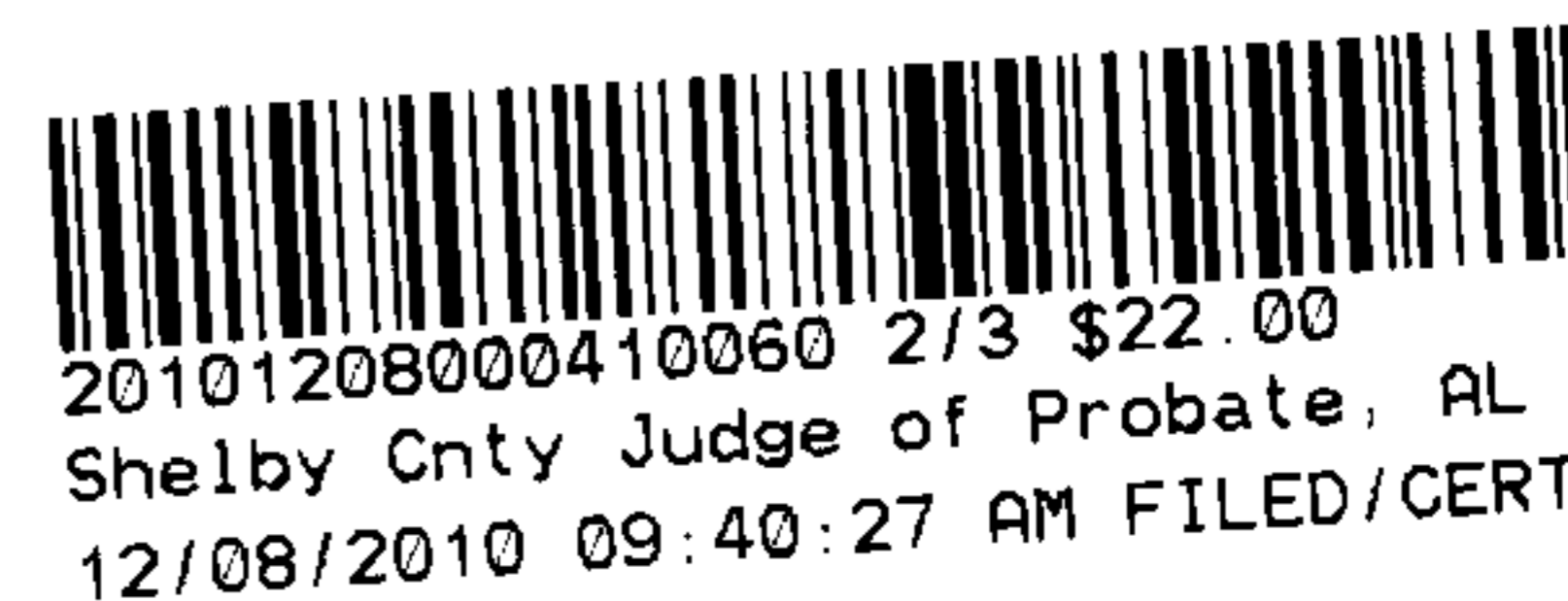
WHEREAS, on November 23, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. ; and

WHEREAS, Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. , was the highest bidder and best bidder in the amount of Seventy-Eight Thousand Five Hundred Thirty-Three And 61/100 Dollars (\$78,533.61) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. , by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 18, Block 4, according to the map and survey of Bermuda Hills,
Second Sector Second Addition, as recorded in Map Book 9, Page 29, in
the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. 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, Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. , has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this November 23, 2010

Wells Fargo Bank, NA successor by merger to
Wells Fargo Home Mortgage, Inc. FKA
Norwest Mortgage, Inc.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. FKA Norwest Mortgage, Inc. , 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 the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this November 23, 2010

Duke Rashid
Notary Public

My Commission Expires **SEPTEMBER 11, 2012**

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

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