


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

  
20110209000047210 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
02/09/2011 02:16:29 PM FILED/CERT

CM #: 164038

STATE OF ALABAMA )

COUNTY OF SHELBY )

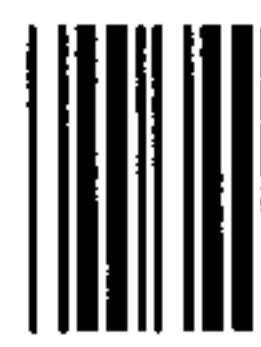
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of December, 2007, Melissa Jill Donahoo, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for A.M. Robbins Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080103000003690 and re-recorded in Instrument Number 20080125000032990, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20100518000155710, 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, 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 November 24, 2010, December 1, 2010, and December 8, 2010; and



WHEREAS, on January 11, 2011, 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Eighty-Three Thousand Five Hundred Fourteen And 66/100 Dollars (\$83,514.66) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at a corner in place accepted an the Northeast corner of the NE 1/4 of the SE 1/4 of section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 32 minutes 16 seconds West along the North boundary of said 1/4-1/4 section for a distance of 851.60 feet, more or less, to a point on the Easterly right of way line of U.S. Highway #231; thence proceed South 23 degrees 12 minutes 47 seconds West along the Easterly boundary of said highway for a distance of 263.36 feet, more or less, to the point of beginning, said point being the intersection of the Easterly boundary of said U.S. Highway #231 and the Northerly boundary of a paved county road; from this beginning point, proceed North 23 degrees 12 minutes 47 seconds East along the Easterly right of way line of said U.S. Highway #231 for a distance of 92.0 feet; thence proceed South 87 degrees 32 minutes 16 seconds East for a distance of 105.0 feet; thence proceed South 23 degrees 12 minutes 47 seconds West for a distance of 165.0 feet to a point on the Northerly boundary of a paved road; thence proceed North 46 degrees 45 minutes 21 seconds West along the Northerly boundary of said road for a distance of 104.51 feet to its point of intersection with the Easterly right of way line of U.S. Highway #231 and the point of beginning: being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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.



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IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 11, 2011

Wells Fargo Bank, N.A.

By:   
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact 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 the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.


Given under my hand and official seal on this January 11, 2011

  
Notary Public

My Commission Expires: \_\_\_\_\_

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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