



THIS INSTRUMENT WAS PREPARED BY:
Phillip L. Jauregui, Esq. 
2110 Devereux Circle, Ste 100
Birmingham, Al 35243

SEND TAX NOTICES TO:
Wells Fargo c/o AHMSI
4600 Regent Blvd., Ste. 200
Irving, TX 75063-1730

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED


20110818000244610 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/18/2011 03:35:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 27, 2005, Russell McClinton and Dorshai McClinton, husband and wife, executed a certain mortgage on the property hereinafter described to Option One Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20050609000283010; and subsequently transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, and said assignment being recorded in Instrument No. 20110721000211810; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a

newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 13, July 20 and July 27, 2011; and

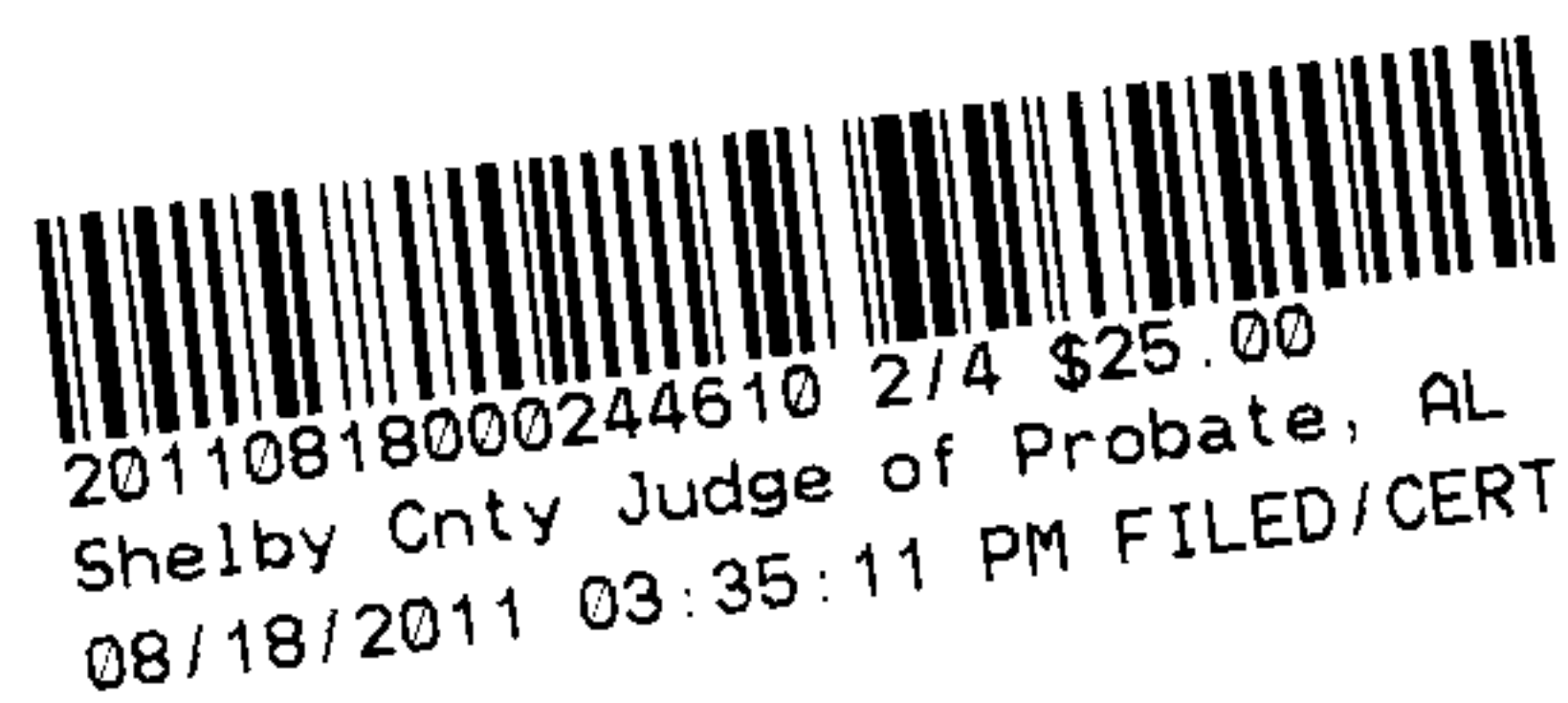
WHEREAS, on August 5, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Nicole Brock did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Nicole Brock was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, in the amount of \$255,666.17, which sum of money Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 offered to credit on the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, by and through Nicole Brock, as Auctioneer conducting said sale and as Attorney-in-Fact for Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map and Survey of Sidney's Place as recorded in Map Book 33, Page 74, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 and its successors and assigns; subject, however, to the



statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 and Russell McClinton and Dorshai McClinton have caused this instrument to be executed by and through Nicole Brock, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Nicole Brock, as Auctioneer conducting said sale on August 5, 2011.


Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1

By: Nicole Brock
Nicole Brock, Attorney-in-Fact

Russell McClinton and Dorshai McClinton

By: Nicole Brock
Nicole Brock, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

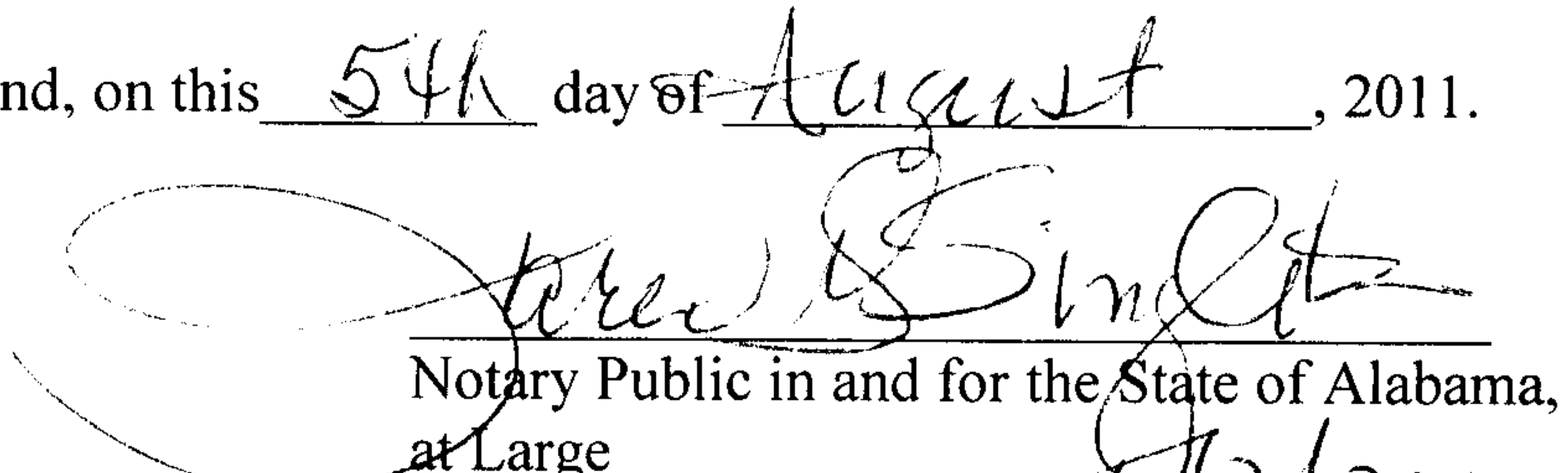
Nicole Brock
Nicole Brock, As the Auctioneer and person making said sale


20110818000244610 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/18/2011 03:35:11 PM FILED/CERT


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Nicole Brock, whose name as Attorney-in-Fact for Russell McClinton and Dorshai McClinton, and whose name as Attorney-in-Fact and agent for Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 54th day of August, 2011.


Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 8/2/2014

KAREN G. SINGLETON
Notary Public, AL State at Large
My Comm. Expires 8/2/2014


20110818000244610 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/18/2011 03:35:11 PM FILED/CERT