


MORTGAGE FORECLOSURE DEED


20110831000257270 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/31/2011 11:29:56 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Linda B. Yerby
0022738876

KNOW ALL MEN BY THESE PRESENTS: That James D. Yerby and Linda B. Yerby, Husband and Wife did, on to-wit, the January 2, 2007, execute a mortgage to Option One Mortgage Corporation, a California Corporation, which mortgage is recorded in Instrument 20070111000017700; said mortgage was subsequently transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2 as recorded in Instrument # 20110503000133300 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; 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 Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 3, 10, 17, 2011; and

WHEREAS, on the August 31, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:26 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, in the amount of No Dollars and No Cents (\$0.00), which sum the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of No Dollars and No Cents (\$0.00), cash, the said James D. Yerby and Linda B. Yerby, Husband and Wife, acting by and through the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 155, according to the final plat Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the August 31, 2011.

James D. Yerby and Linda B. Yerby, Husband and Wife
Mortgagors

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this August 31, 2011.

Dorothy M. Veltch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001478

GRANTEE'S ADDRESS
American Home Mortgage Servicing, Alabama State at Large
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256



Dorothy M. Veltch
Notary Public
State of Alabama

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