


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF ALABAMA)
SHELBY COUNTY)


20120516000174890 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/16/2012 01:43:22 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of January, 2007, George Pickle, married, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070129000042140, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20120308000081810, 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 April 11, 2012, April 18, 2012, and April 25, 2012; and

WHEREAS, on May 8, 2012, 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 Nelson as member of AMN Auctioneering, LLC 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Seventy-Three Thousand Three Hundred Eighty-Three And 41/100 Dollars (\$73,383.41) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto 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:

Commence at the Southeast corner of Section 34, Township 20 South, Range 3 West; thence run West along the south line of Section 34, for 710.67 feet; thence turn an angle to the right of 89 degrees 11 minutes 14 seconds and run North for 144.97 feet to the Point of Beginning; from the Point of Beginning thus obtained continue along the last described course for 94.08 feet; thence turn an angle to the right of 78 degrees 29 minutes 38 seconds and run Northeast along the south line of 13th Street Southwest for 104.06 feet to the Point of Commencement of a curve to the left having a central angle of 22 degrees 34 minutes 43 seconds and a radius of 254.56 feet; thence run along the arc of said curve for a distance of 100.31 feet; thence run along the tangent if extended to said curve along the south line of 13th Street Southwest for 33.75 feet to the intersection of the west line of Allen Street; thence turn an angle to the right of 135 degrees 38 minutes 55 seconds to the tangent of a curve to the left having a central angle of 14 degrees 37 minutes 45 seconds and a radius of 148.10 feet; thence run along the arc of said curve along the West Right of Way of Allen Street for 37.81 feet; thence run along the tangent if extended to said curve in a southerly direction along the West Right of Way for 111.54 feet to the Point of Commencement of a curve to the right having a central angle of 93 degrees 51 minutes 26 seconds and a radius of 25.00 feet; thence run along the arc of said curve along the West and North Right of Way for 40.95 feet; thence run along the tangent if extended to said curve along the North Right of Way of Allen Street for 199.67 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto 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.


20120516000174890 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/16/2012 01:43:22 PM FILED/CERT



IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 10 day of May, 2012.

Wells Fargo Bank, N.A.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer 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, 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 for said Transferee.

Given under my hand and official seal on this 10 day of May, 2012

[Signature]
Notary Public

My Commission Expires: _____
MY COMMISSION EXPIRES MAY 27, 2015

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



20120516000174890 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/16/2012 01:43:22 PM FILED/CERT

