

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Delonza Haver Carter
5232677

Inst # 2001-00780

KNOW ALL MEN BY THESE PRESENTS: That, Delonza Haver Carter and wife, Brenda B. Carter did, on to-wit, on August 1, 1996, execute a mortgage to First Federal Bank, a Federal Savings Bank, which mortgage is recorded in Instrument# 1996-25228, said loan being modified by Modification Agreement as recorded in Instrument# 1999-01617, said Compliance Agreement as recorded in Instrument# 1999-01617, said mortgage further being assigned to Norwest Mortgage, Inc., as recorded in Instrument# 1996-32586 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 Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. 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 November 15, 22, 29, 2000; and

WHEREAS, on the December 6, 2000, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. 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 Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., in the amount of Eighty-Six Thousand Eight Hundred Nine Exactly (\$86,809.00), which sum the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.; 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 Eighty-Six Thousand Eight Hundred Nine Exactly (\$86,809.00), cash, the said Delonza Haver Carter and wife, Brenda B. Carter, acting by and through the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., by JIM McLEAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., by JIM McLEAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JIM McLEAN, 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 Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Spring Gate, Sector One, Phase Three, as recorded in Map Book 20 Page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., 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.

01/09/2001-00780
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 15.00

IN WITNESS WHEREOF, the said Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., has caused this instrument to be executed by JIM McLEAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said JIM McLEAN, has executed this instrument in his capacity as such auctioneer on this the December 6, 2000.

Delonza Haver Carter and wife, Brenda B. Carter
Mortgagors

By Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage,
Inc.
Mortgagee or Transferee of Mortgagee

By JIM McLEAN
JIM McLEAN, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By JIM McLEAN
JIM McLEAN, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

By JIM McLEAN
JIM McLEAN, 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 JIM McLEAN, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this December 6, 2000.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: Sept. 10, 2002

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South Suite 200
Birmingham, Alabama 35205
99-0844L

[Signature]
NOTARY PUBLIC

GRANTEE'S ADDRESS
5024 Parkway Plaza Blvd. Bldg 7, Un 2407
Charlotte, NC 28217

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10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00