

MORTGAGE FORECLOSURE DEED

20050217000078870 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
02/17/2005 15:15:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Wanda D. Harris
5641744

KNOW ALL MEN BY THESE PRESENTS: That Wanda D Harris and Blake Harris, Sr, wife and husband, Blake Harris, Jr, a single person did, on to-wit, the December 15, 1999, execute a mortgage to Charter One Mortgage Corp, which mortgage is recorded in Instrument #1999-50577; said mortgage duly transferred and assigned to Norwest Mortgage, Inc., by instrument recorded in Instrument #2000-05033, re-recorded in Instrument # 20050207000060180 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. successor by merger to 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 January 26, February 2, 9, 2005; and

WHEREAS, on the February 16, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:00 PM 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. successor by merger to 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 Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., in the amount of Ninety-Two Thousand Eight Hundred Ninety-Six Dollars and Forty-Eight Cents (\$92,896.48), which sum the said Wells Fargo Bank, N.A. successor by merger to 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 Bank, N.A. successor by merger to 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 Ninety-Two Thousand Eight Hundred Ninety-Six Dollars and Forty-Eight Cents (\$92,896.48), cash, the said Wanda D Harris and Blake Harris, Sr, wife and husband, Blake Harris, Jr, a single person, acting by and through the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, 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. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 331.40 feet to the point of beginning of the property being described; thence turn 89 deg, 06 min, 09 sec right and run Northerly 100.00 feet to a point; thence turn 89 deg, 06 min, 09 sec left and run Westerly 150.00 feet to a point; thence turn 90 deg, 53 min, 51 sec left and run Southerly 124.77 feet to a point; thence turn 89 deg, 31 min, 35 sec left and run Easterly along a property line surveyed by R.C. Farmer, Alabama, Registered Land Surveyor, a distance of 149.99 feet to a point; then turn 90 deg, 28 min, 25 sec left and run Northerly 23.66 feet to the point of beginning; being situated in Shelby County, Alabama. Parcel II: The beneficial interest in and to the non-exclusive easement for ingress and egress set out in the deed dated November 11, 1976, and recorded as Deed Book 302, page 281, over and across the following property: Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 331.40 feet to the point of beginning of the property being described; thence turn 89 deg, 06 min, 09 sec, right and run Northerly 100.00 feet to a point; thence turn 89 deg, 06 min, 09 sec, left and run Westerly 150.00 feet to the point of beginning of the easement being described; thence continue along last described course a distance of 182.43 feet to the centerline of the Primrose Drive, a public road; thence run Southerly along the centerline of said Primrose Drive a distance of 20.0 feet to a point; thence run Easterly 20 feet South of and parallel to the North line of subject easement a distance of 182.43 feet to a point on the West line of the Dawson property; thence run Northerly along said West line of said Dawson property a distance of 20 feet to the point of beginning and the end of easement. Parcel III: The beneficial interest and the non-exclusive easement for ingress and egress as set out in the Grant of Easement, dated October 9, 1995, recorded as Inst. #1995-34952, over and across the following property: Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 331.40 feet to the point of beginning of the property being described; thence turn 89 deg, 06 min, 09 sec, right and run Northerly 100.00 feet to a point ; thence turn 89 deg, 06 min, 09 sec, left and run Westerly 288.96 feet to the point of beginning of the easement being described; thence continue along last described course a distance of 33.47 feet to a point on the East edge of Primrose Drive; thence turn 89 deg, 06 min, 09 sec, right and run Northerly along the East edge of said Primrose Drive 16.33 feet to a point; thence run Southeasterly 39.17 feet to the point of beginning and the end of easement. Parcel IV: The beneficial interest in and to the non-exclusive easement for ingress and egress as set out in the Encroachment Easement Agreement, dated January 26, 1996, recorded as Inst. #1996-21339 in the Probate Office of Shelby County, Alabama.

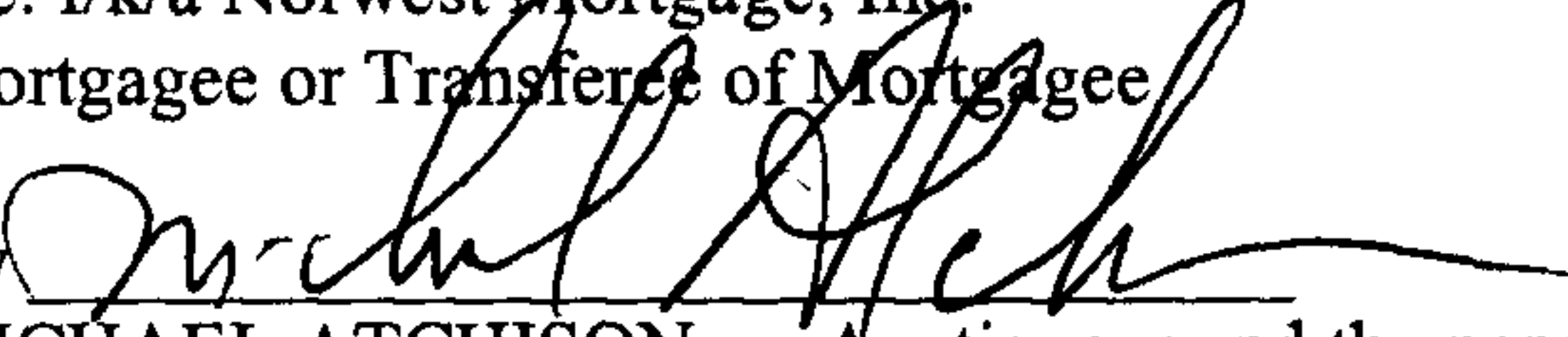
TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

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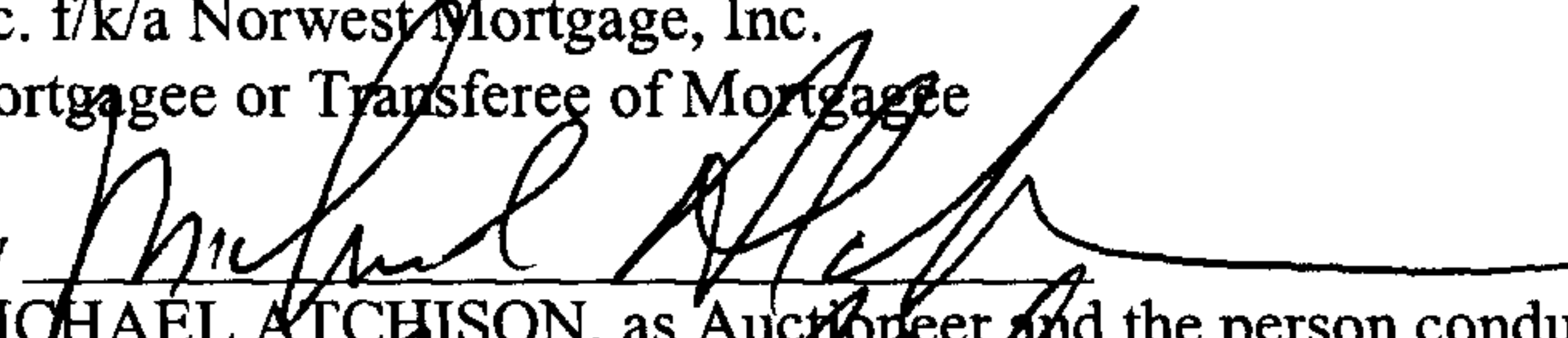
IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the February 16, 2005.

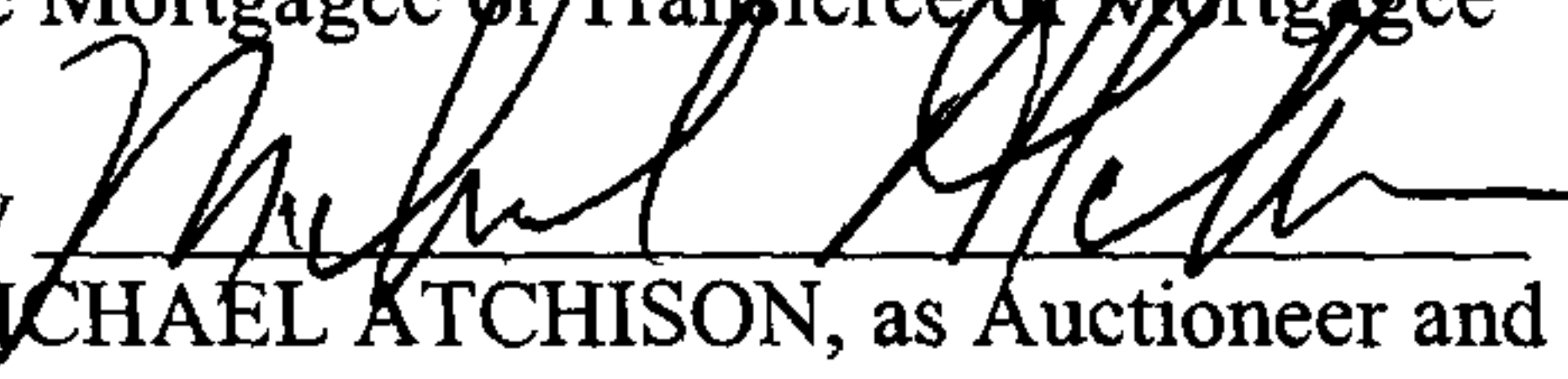
Wanda D Harris and Blake Harris, Sr, wife and husband, Blake Harris, Jr, a single person
Mortgagors

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.
Mortgagee or Transferee of Mortgagee

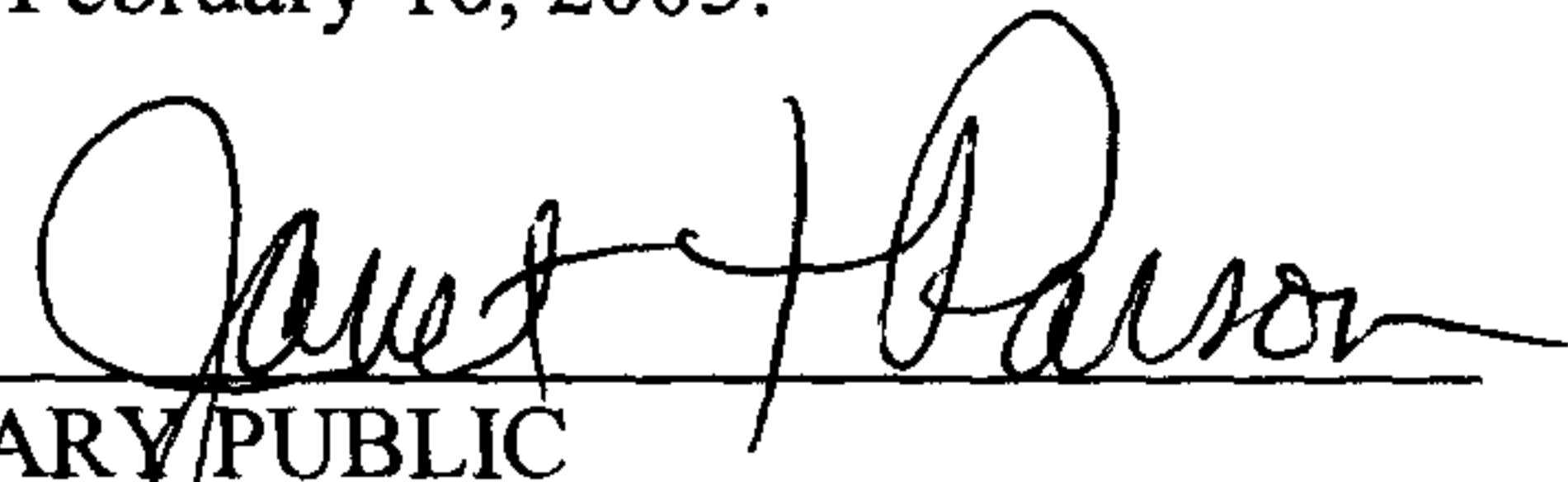
By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, 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 MICHAEL ATCHISON, 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 the February 16, 2005.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
03-0678L

Grantee's Address:
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715