MORTGAGE FORECLOSURE DEED

20050323000130440 1/2 $15.00
Shelby Cnty Judge of Probate, AL
03/23/2005 01:00:54PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Kenneth A. Snelling
5509449

KNOW ALL MEN BY THESE PRESENTS: That Kenneth A. Snelling and wife, Elizabeth A. Snelling did, on to-wit, the December 18, 1998, execute a mortgage to Charter One Mortgage Corp., which mortgage is recorded in Instrument #1998-51089; said mortgage duly transferred and assigned to Norwest Mortgage, Inc., by instrument recorded in Instrument #1999-28833 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 March 2, 9, 16, 2005; and

WHEREAS, on the March 23, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:20 o'clock a.m./p.m., 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 Thousand Five Hundred Fifty-One Dollars and Fifty-One Cents ($80,551.51), 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 Thousand Five Hundred Fifty-One Dollars and Fifty-One Cents ($80,551.51), cash, the said Kenneth A. Snelling and wife, Elizabeth A. Snelling, acting by and through the said 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 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 Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, page 46 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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.

Shapard & Tucker

IN WITNESS WHEREOF, the said 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 March 23, 2005.

Kenneth A. Snelling and wife, Elizabeth A. Snelling
Mortgagors

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 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 March 23, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/08

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Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
02-1437L

Grantee's Address:
Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715