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STATE OF ALABAMA
COUNTY OF SHELBY


20050518000240790 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/18/2005 12:58:22PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 27, 2003, **Rebecca Posey and Michael A Posey, husband and wife, Party of the First Part**, executed a certain mortgage to **Option One Mortgage Corporation, a California Corporation**, which said mortgage is recorded in Instrument No. 20031103000731980, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 04/06, 04/13, 04/20; and

WHEREAS, on May 12, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3 in the amount of **EIGHTY THOUSAND SIX HUNDRED NINETY-FIVE AND 85/100 DOLLARS (\$ 80,695.85)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **EIGHTY THOUSAND SIX HUNDRED NINETY-FIVE AND 85/100 DOLLARS (\$ 80,695.85)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A portion of the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, said property being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West; thence South along the East line of said 1/4-1/4 456.38 feet to a point; thence 110 degrees 20 minutes to the right 1,272.07 feet to a point; thence 82 degrees 0 minutes to the right 32.82 feet to the point of beginning of the property being described; thence continue along last described course 210.0 feet to a point; thence 90 degrees to the left 88.26 feet to a point; thence 86 degrees to the left 205.14 feet to a point; thence 91 degrees to the left 102.70 feet to the point of beginning.

SOURCE OF TITLE: Instrument: 20031103000731970


TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Rebecca Posey and Michael A Posey, husband and wife and Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 12th day of May, 2005.

BY:

AS: Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Rebecca Posey and Michael A Posey, husband and wife and Wells Fargo Bank, National Association, as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of May, 2005.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:
Option One Mortgage Corporation
ATTN: Imelda Barragan
4600 Touchton Road East
Jacksonville, FL 32246