



20060123000034120 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
01/23/2006 08:55:19AM FILED/CERT

SEND TAX NOTICE TO:
Bayview Loan Servicing, LLC
4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134
(#0000174989)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of May, 1998, Perry C. Black and Ruth A. Black, husband and wife, executed that certain mortgage on real property hereinafter described to Southern Atlantic Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1998-19632, said mortgage having subsequently been transferred and assigned to First Union National Bank, as Indenture Trustee, by instrument recorded in Instrument Number 2002-13826, in the aforesaid Probate Office; 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 Wachovia Bank, N.A., as Trustee, Successor by merger to First Union National Bank, as Indenture Trustee did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did

Shelby County, AL 01/23/2006
State of Alabama

Deed Tax: \$131.00

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 December 7, 2005, December 14, 2005, and December 21, 2005; and

WHEREAS, on January 10, 2006, 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 Wachovia Bank, N.A., as Trustee, Successor by merger to First Union National Bank, as Indenture Trustee 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wachovia Bank, N.A., as Trustee, Successor by merger to FirstUnion National Bank, as Indenture Trustee; and

WHEREAS, IB Property Holdings, LLC was the highest bidder and best bidder in the amount of One Hundred Thirty Thousand Five Hundred Fifty Two Dollars and 89/100 Dollars (\$130,552.89) on the indebtedness secured by said mortgage, the said Wachovia Bank, N.A., as Trustee, Successor by merger to FirstUnion National Bank, as Indenture Trustee, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto IB Property Holdings, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 27, according to the survey of Dearing Downs, third addition, as recorded in Map Book 8, Page 15 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto IB Property Holdings, LLC, 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.

IN WITNESS WHEREOF, Wachovia Bank, N.A., as Trustee, Successor by merger to First Union National Bank, as Indenture Trustee, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 10th day of January, 2006.

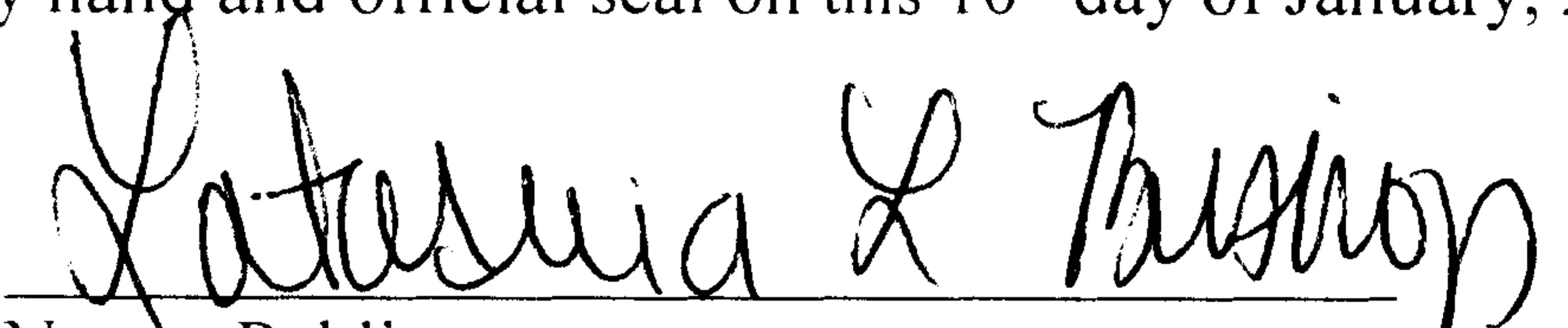
Wachovia Bank, N.A., as Trustee, Successor by merger to First Union National Bank, as Indenture Trustee

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Wachovia Bank, N.A., as Trustee, Successor by merger to First Union National Bank, as Indenture Trustee, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 10th day of January, 2006.


Notary Public MY COMMISSION EXPIRES FEBRUARY 11, 2008
My Commission Expires: _____

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