


PREPARED BY: JASON LUTZ
MORRIS, SCHNEIDER & PRIOR, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

MSP FILE NO.: 604.0602587AL/KRH
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STATE OF ALABAMA
COUNTY OF SHELBY


20060628000310540 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/28/2006 10:54:29AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 27, 2004, **Brian E. Graf and Catrina M. Graf, husband and wife, Party of the First Part**, executed a certain mortgage to **First Franklin Financial Corp., subsidiary of National City Bank of Indiana**, which said mortgage is recorded in Instrument No. INST#20041020000578410, 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 First Franklin Mortgage Loan Trust 2004-FFH3; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 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 02/15/2006, 02/22/2006, 03/01/2006; and

WHEREAS, on March 16, 2006, 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 First Franklin Mortgage Loan Trust 2004-FFH3 in the amount of **ONE HUNDRED SEVEN THOUSAND FIFTEEN AND 00/100 DOLLARS (\$107,015.00)**; 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 First Franklin Mortgage Loan Trust 2004-FFH3; and

WHEREAS, Karan G. Greer, 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 ONE HUNDRED SEVEN THOUSAND FIFTEEN AND 00/100 DOLLARS (\$107,015.00), 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 First Franklin Mortgage Loan Trust 2004-FFH3, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Ironwood, as recorded in Map Book 32, Page 88 in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

SOURCE OF TITLE: Instructment #20041020000578400

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3, 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, Brian E. Graf and Catrina M. Graf, husband and wife and Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 16th day of March, 2006.


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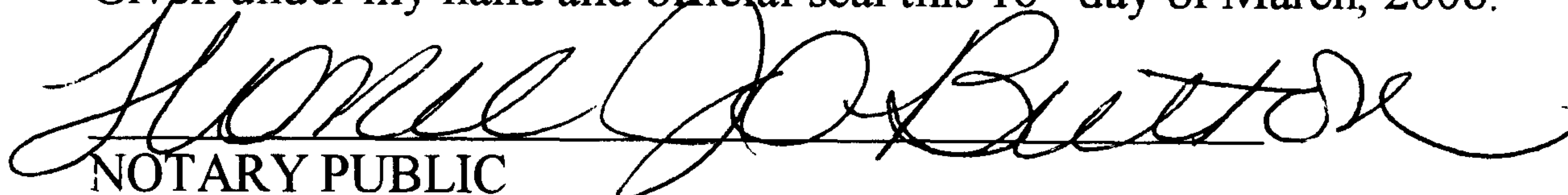
BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karan G. Greer whose name as attorney-in-fact and auctioneer for Brian E. Graf and Catrina M. Graf, husband and wife and Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3, 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 16th day of March, 2006.


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:
Saxon Mortgage/Fidelity National Foreclosure Solutions
ATTN: Paul Bruha
1270 Northland Drive, Suite 200
Mendota Height, MN 55120