

20060920000465610 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/20/2006 09:07:24AM FILED/CERT

SEND TAX NOTICE TO:
America's Servicing Company
3476 Stateview Blvd
Fort Mill, SC 29715
(#1127001936)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of September, 2004, John P. Holliman Sr., a married man and wife, Candace Y. Holliman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Citizens Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041005000550350, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20060822000408450, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Wells Fargo Bank, N.A. did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did 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 July 26, 2006, August 2, 2006, and August 9, 2006; and

WHEREAS, on August 29, 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 Wells Fargo Bank, N.A. 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 Wells Fargo Bank, N.A.; and

WHEREAS, Wells Fargo Bank Minnesota, N.A., as Trustee for Southern Pacific Secured Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-2 was the highest bidder and best bidder in the amount of Two Hundred Fourteen Thousand Five Hundred Seventeen Dollars and 05/100 Dollars (\$214,517.05) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said , does hereby grant, bargain, sell and convey unto Wells Fargo Bank Minnesota, N.A., as Trustee for Southern Pacific Secured Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 241, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank Minnesota, N.A., as Trustee for Southern Pacific Secured Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-2, 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, Wells Fargo Bank, N.A. , 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 29th day of August, 2006.

Wells Fargo Bank, N.A.

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 Wells Fargo Bank, N.A. , 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 .

Given under my hand and official seal on this 29th day of August, 2006.


Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES MAY 30, 2010

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