

20061102000541040 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/02/2006 02:03:51PM FILED/CERT

SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328  
(#0200698728)

STATE OF ALABAMA            )  
  
COUNTY OF SHELBY         )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of February, 2006, Jarod P. Foster, an unmarried man and Kimberly Chalmers, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060214000072810, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N. A., by instrument recorded in <sup>Instrument 20060913000453330</sup> 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 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 August 23, 2006, August 30, 2006, and September 6, 2006; and

WHEREAS, on September 26, 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, N.A. was the highest bidder and best bidder in the amount of One Hundred Twenty Nine Thousand Seven Hundred Seventy Seven and 20/100 Dollars (\$129,777.20) 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 Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 519, according to the Survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

Less and except a part of said Lot, described as follows: Begin at the NW corner of said Lot 519, thence run South along the West lot line 11.01 feet; thence turn left 39 degrees 38 minutes 21 seconds and run Southeast 117.86 feet; thence turn left 22 degrees 00 minutes 03 seconds and run Southeast 19.63 feet to a point on a clockwise curve on the Northwest right of way of Treymoor Lake Circle, said curve having a radius of 50 feet, an arc of 7.06 feet; thence run Northwest along the arc of said curve 7.06 feet to the SW corner of Lot 518 in said subdivision; thence run Northwest, radial to said curve 17.35 feet; thence turn right 22 degrees 00 minutes 03 seconds and run Northwest 125.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.




TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., 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 26<sup>th</sup> day of September, 2006.

Wells Fargo Bank, N.A.


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

  
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STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

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 Transferee.

Given under my hand and official seal on this 26<sup>th</sup> day of September, 2006.



Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JUNE 13, 2007

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