  
20061208000597670 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/08/2006 04:02:07PM FILED/CERT

SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328  
(#0136169349)

STATE OF ALABAMA )

COUNTY OF SHELBY )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of March, 2004, Billy Joe Kendrick and Polly Kendrick, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Home Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20040331000164350, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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., successor by merger to Wells Fargo Home Mortgage, Inc. 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 30, 2006, September 6, 2006, and September 13, 2006; and

WHEREAS, on November 7, 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.,



successor by merger to Wells Fargo Home Mortgage, Inc. 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., successor by merger to Wells Fargo Home Mortgage, Inc.; and

WHEREAS, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. was the highest bidder and best bidder in the amount of Ninety Five Thousand-Six Hundred Forty Seven and 88/100 Dollars (\$95,647.88) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Being in the NW 1/4 of NE 1/4 of Section 4, Township 20, Range 1 West, and described as follows: Commence at the 1/2 mile stake in North side of Section 4 and run thence South with 1/2 mile line to the branch; thence down the branch 7 1/2 chains to a point where the branch makes a turn to run South; thence run East 6 1/2 chains to a black oak tree marked with an X on the Southeast side; thence run West of North to a point on the township line 70 yards East of the 1/2 mile stake or starting point; thence West to the Point of Beginning.

Less and except:

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly and along the West line for a distance of 621.07 feet to a point on the centerline of a public churt access road, and the Point of Beginning; thence continue along same line of a distance of 691.72 feet, thence turn 90 degrees 50 minutes to the left and run Easterly for a distance of 178.72 feet; thence turn 89 degrees 10 minutes to the left for a distance of 484.92 feet; thence turn 90 degrees 00 minutes to the left for a distance of 153.70 feet; thence turn 90 degrees 00 minutes to the right for a distance of 204.20 feet; thence turn 90 degrees 00 minutes to the left for a distance of 25.0 feet to the Point of Beginning; being situated in Shelby County, Alabama.

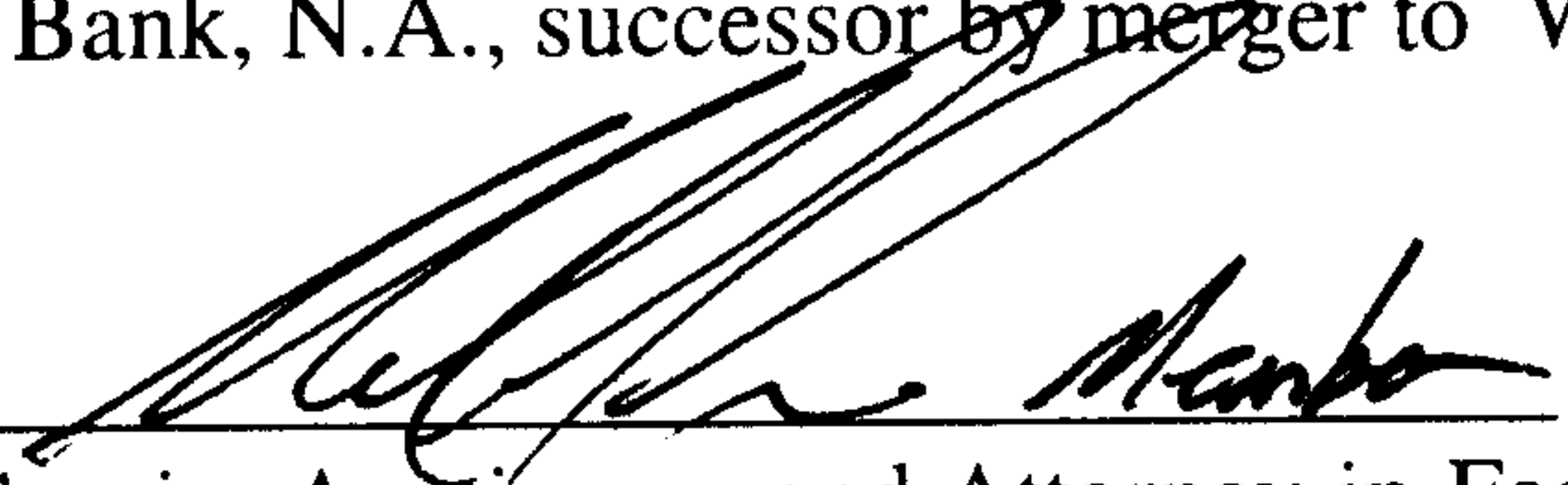
TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as 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., successor by merger to Wells Fargo Home Mortgage, Inc., 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 7<sup>th</sup> day of November, 2006.

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

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

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., successor by merger to Wells Fargo Home Mortgage, Inc., 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 Mortgagee.

Given under my hand and official seal on this 7<sup>th</sup> day of November, 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