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MSP FILE NO.: 560.0516362AL/CRM
LOAN NO.: 0322515404


20070118000028760 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/18/2007 03:09:47PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 25, 2004, **Kay H Stafford, individually, Party of the First Part**, executed a certain mortgage to **Argent Mortgage Company, LLC**, which said mortgage is recorded in Instrument No. 20041112000622280, 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, N.A. as Trustee; and said Assignment is recorded in Instrument No. 20060927000480720 in the office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wells Fargo Bank, N.A. as Trustee 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 12/20, 12/27 & 01/03/2006; and

WHEREAS, on January 11, 2007, 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, N.A. as Trustee in the amount of **ONE HUNDRED SIXTY-NINE THOUSAND ONE HUNDRED TWELVE AND 30/100 DOLLARS (\$ 169,112.30)**; 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, N.A. as Trustee under Pooling and Servicing Agreement Dated as of October 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1; and

WHEREAS, Vicki N. Smith 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 SIXTY-NINE THOUSAND ONE HUNDRED TWELVE AND 30/100 DOLLARS (\$ 169,112.30)**, 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, N.A. as Trustee under Pooling and Servicing Agreement Dated as of October 1,

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2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Quail Run, Recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama

SOURCE OF TITLE: Instrument No. 20041112000622270

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of October 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1, 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, Kay H Stafford, individually and Wells Fargo Bank, N.A. as Trustee have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 11th day of January, 2007.

BY:

AS: Vicki N. Smith
Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as attorney-in-fact and auctioneer for Kay H Stafford, individually and Wells Fargo Bank, N.A. as Trustee, 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 11th day of January, 2007.

Jonathan P. Sutton
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:

ATTN: Marques Robertson

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI

1270 Northland Drive, Suite 200

Mendota Height, MN 55120