

20070409000162700 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/09/2007 03:47:34PM FILED/CERT

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#35587430)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of March, 2004, Joel Kim Dawkins and Kathy Dawkins, His Wife, executed that certain mortgage on real property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20040324000150280, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A. in trust for the benefit of Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WCW2, by **Instrument # 20040324000150280** instrument recorded in, 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., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2 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 January 24, 2007, January 31, 2007, and February 7, 2007; and


WHEREAS, on February 20, 2007, 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., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2 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., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2; and

WHEREAS, Wells Fargo Bank, N. A., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2 was the highest bidder and best bidder in the amount of Ninety-Six Thousand One Hundred Eighty-Seven and 05/100 Dollars (\$96,187.05) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N. A., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, 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., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama being more particularly described as follows: Commence at the point of intersection of the centerline of the Alabama Power Company's transmission line with the North right of way of County Line Road (80 ft. r.o.w.) said point being approximately 30 feet North of and 360 feet East of the SW corner of said SE 1/4; thence run North 10 degrees East along the centerline of said transmission line 275 feet; thence run West 160 feet; thence run South 10 degrees West 275 feet to the North right of way of County Line Road; thence East along said right of way 160 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N. A., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, 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.


20070409000162700 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/09/2007 03:47:34PM FILED/CERT

IN WITNESS WHEREOF, Wells Fargo Bank, N. A., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, 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 20th day of February, 2007.

Wells Fargo Bank, N. A., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2

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., as Trustee for the benefit of the Certificate Holders of Asset-Backed Pass-Through Certificates Series 2004-WCW2, 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 20th day of February, 2007.


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

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


20070409000162700 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/09/2007 03:47:34PM FILED/CERT