

20070706000320730 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/06/2007 02:51:46PM FILED/CERT

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328
(#0157736893)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of January, 2007, Caroline Hibbler, an unmarried person, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20070112000019230, 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. 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 June 6, 2007, June 13, 2007, and June 20, 2007; and

WHEREAS, on June 26, 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. 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 Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 Mortgagee, 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:

Parcel I

A parcel of land being part of Lot 4, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 4, Block 6; thence South 2 degrees 32 minutes 57 seconds East; 17.00 feet along the East side of said Block; thence North 78 degrees 11 minutes 43 seconds West, 79.15 feet; thence North 83 degrees 31 minutes 19 seconds East, 52.59 feet to the Northerly line of Lot 4; thence South 78 degrees 07 minutes 37 seconds East 25.00 feet to the point of beginning.

Parcel II

A parcel of land being part of Lots 5 and 6, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6; thence North 2 degrees 32 minutes 57 seconds West 176.00 feet along the East side of said Block; thence North 78 degrees 11 minutes 43 seconds West 65.00 feet to the point of beginning; thence continue North 78 degrees 11 minutes 43 seconds West, 135.00 feet; thence South 2 degrees 32 minutes 57 seconds East 47.00 feet; thence North 81 degrees 32 minutes 37 seconds East 131.48 feet to the point of beginning.

Parcel III


A parcel of land being a part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama; more particularly described as follows:

Begin at the Northeast corner of Lot 4, Block 6; thence South 2 degrees 32 minutes 57 seconds East 17.00 feet to the point of beginning; thence North 78 degrees 11 minutes 43 seconds West 200 feet to a point; thence South 2 degrees 32 minutes 57 seconds East 45 feet; thence South 78 degrees 11 minutes 43 seconds East 200 feet; thence North to point of beginning.

Less and except:

A parcel of land being part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6; thence North 2 degrees 32 minutes 57 seconds West 176.00 feet along the East side of Block 6; thence North 78 degrees 11 minutes 43 seconds West 200.00 feet; thence North 2 degrees 32 minutes 57 seconds West 7.00 feet to the point of beginning; thence North 83 degrees 31 minutes 19 seconds East, 117.35 feet; thence North 78 degrees 11 minutes 43 seconds West, 120.85 feet; thence South 2 degrees 32 minutes 57 seconds East 38.00 feet to the point of beginning.


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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 26th day of June, 2007.

Wells Fargo Bank, N.A.

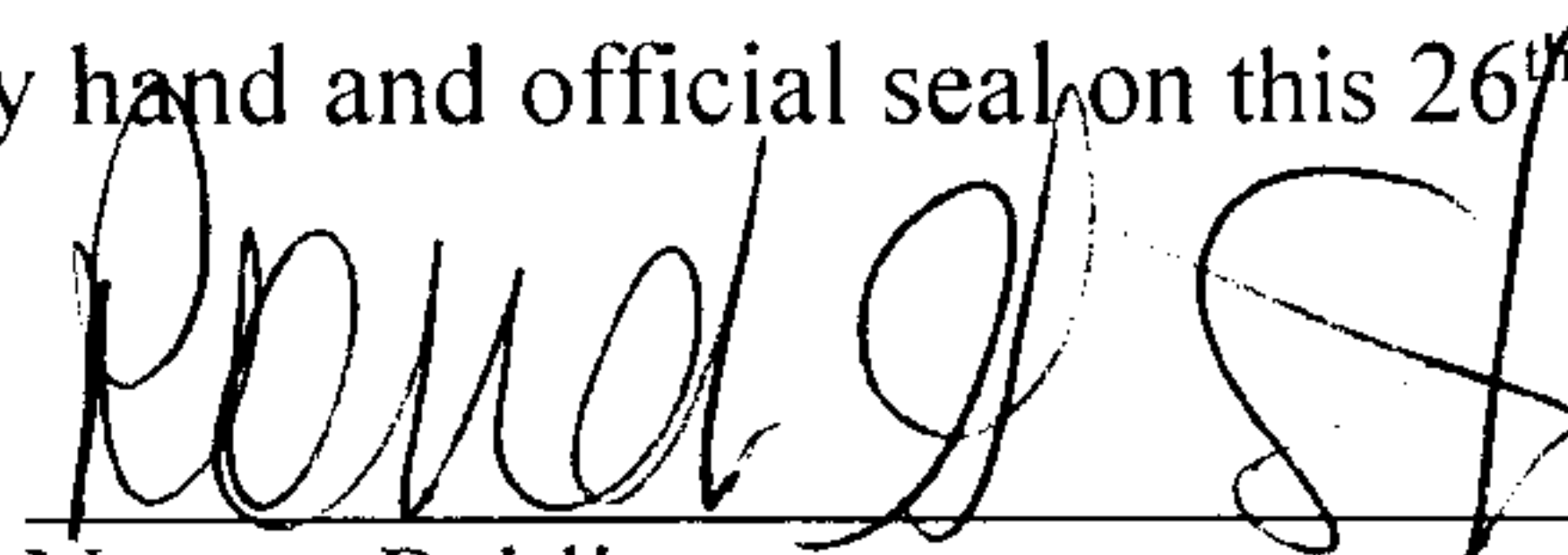
By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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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 Mortgagee.

Given under my hand and official seal on this 26th day of June, 2007.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 28, 2011

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