

20080225000075240 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/25/2008 01:48:38PM FILED/CERT

SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328  
(#0221219181)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of September, 2002, Judy Queen, an unmarried woman, 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 No. 20020920000453870, 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 The Birmingham News, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 29, 2007, January 5, 2008, and January 12, 2008; and

WHEREAS, on January 29, 2008, 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 as member of Corvin Auctioneering, LLC 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 Seventy-Two Thousand Nine Hundred Ninety-Seven And 83/100 Dollars (\$72,997.83) 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 member of Corvin Auctioneering, LLC 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:

Lots 1 through 8, Block 1, J. H. Compton's Addition to Columbiana, recorded in Map Book 3, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West; thence run West along the South line of said 1/4-1/4 section a distance of 62.85 feet to the East right-of-way line of the L & N Railroad Spur; thence turn an angle of 69 degrees 48 minutes 36 seconds to the right ~~and~~ run along said right-of-way line a distance of 643.43 feet to the North line of Depot Street, and the Point of Beginning; thence continue in the same direction along said right of way a distance of 204.89 feet to the Northwest corner of Lot 8; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 107.15 feet to the Northeast corner of Lot 8; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 256.39 feet; thence turn an angle of 44 degrees 45 minutes 08 seconds to the right and run a distance of 60.00 feet to the North line of Depot Street; thence turn an angle of 100 degrees 35 minutes 48 seconds to the right and run along the North line of Depot Street a distance of 106.57 feet; thence turn an angle of 00 degrees 50 minutes 55 seconds to the right and continue along the North line of Depot Street a distance of 7.74 feet to the Point of Beginning. Situated in the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

Also

A parcel of land located in the N 1/2 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama: Beginning at the Easternmost corner of the Emory H. Weathers and Louise S. Weathers property as described in Deed Book 332, Page 198, in the Probate Office of Shelby County, Alabama, which corner is at a point on the Easterly line of J. H. Compton's Addition to Columbiana, recorded in Map Book 3, Page 166, in the Probate Office of Shelby County, Alabama: from said Beginning Point run Southeasterly along the extension of the Easterly line of said J. H. Compton's Addition to the Northerly right-of-way line of Depot Street; then turn right and run Northwesterly along Depot Street to the Southernmost corner of the Weathers property; thence turn right an angle of 79 degrees 24 minutes 12 seconds and run Northerly along the Weathers property a distance of 60 feet, more or less, to the Point of Beginning.

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.



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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 member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this January 29, 2008.

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

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

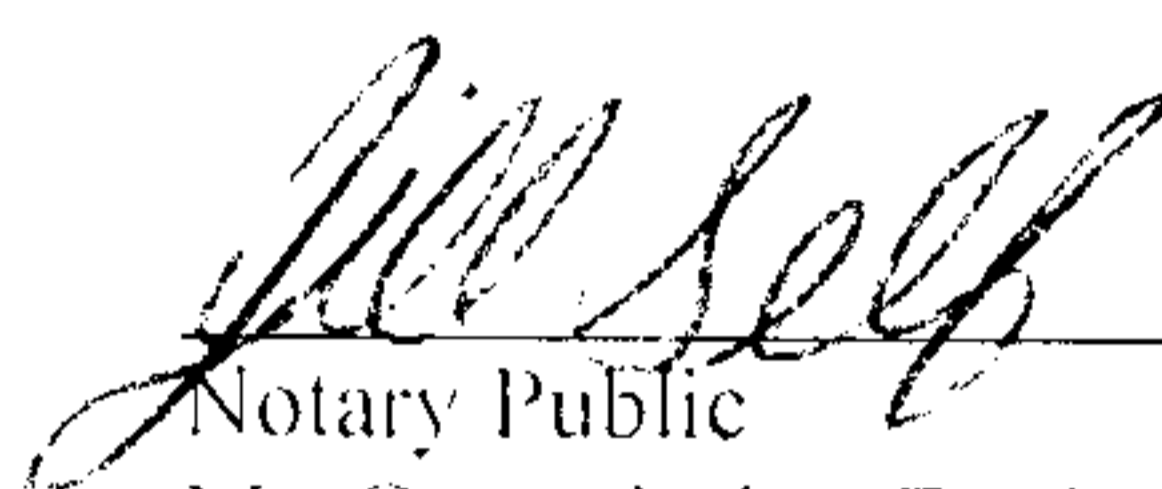
By:   
Michael Corvin, Member

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 member of Corvin Auctioneering, LLC acting in its capacity 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Mortgagee.


Given under my hand and official seal on this January 29, 2008.

  
Notary Public

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

**MY COMMISSION EXPIRES OCTOBER 17, 2011**

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

  
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