

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3829 Lorna Road
Suite 322
Hoover, Alabama 35244

SEND TAX NOTICES TO:

Wells Fargo Bank, National Association, as Trustee
c/o Option One Mortgage Corporation
3 Ada
Irvine, CA 92618

STATE OF ALABAMA)
SHELBY COUNTY)



20080827000344210 1/4 \$277.00
Shelby Cnty Judge of Probate, AL
08/27/2008 01:36:02PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 26, 2004, Raymond Hester and Donna Hester executed a certain mortgage on the property hereinafter described to Option One Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041103000606500; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Option One Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 25, July 2, and July 9, 2008; and

WHEREAS, on July 24, 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 and properly conducted, and Option One Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Option One Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-OP1 Mortgage Pass-Through Certificates, Series 2005-OP1, in the amount of \$256,700.00, which sum

of money Option One Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Option One Mortgage Corporation, by and through Scott J. Humphrey, as auctioneer conducting said sale and as attorney-in-fact for Option One Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-OP1 Mortgage Pass-Through Certificates, Series 2005-OP1, the following described property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property to Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-OP1 Mortgage Pass-Through Certificates, Series 2005-OP1, and its successors and assigns; 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.

IN WITNESS WHEREOF, Raymond Hester and Donna Hester, and Option One Mortgage Corporation have caused this instrument to be executed by and through Scott J. Humphrey, as auctioneer conducting said sale and as their attorney-in-fact, and Scott J. Humphrey, as auctioneer conducting said sale, has hereto set his hand and seal on this the 24th day of July, 2008.

RAYMOND HESTER and DONNA HESTER

By: 

SCOTT J. HUMPHREY, attorney-in-fact

OPTION ONE MORTGAGE CORPORATION

By: 

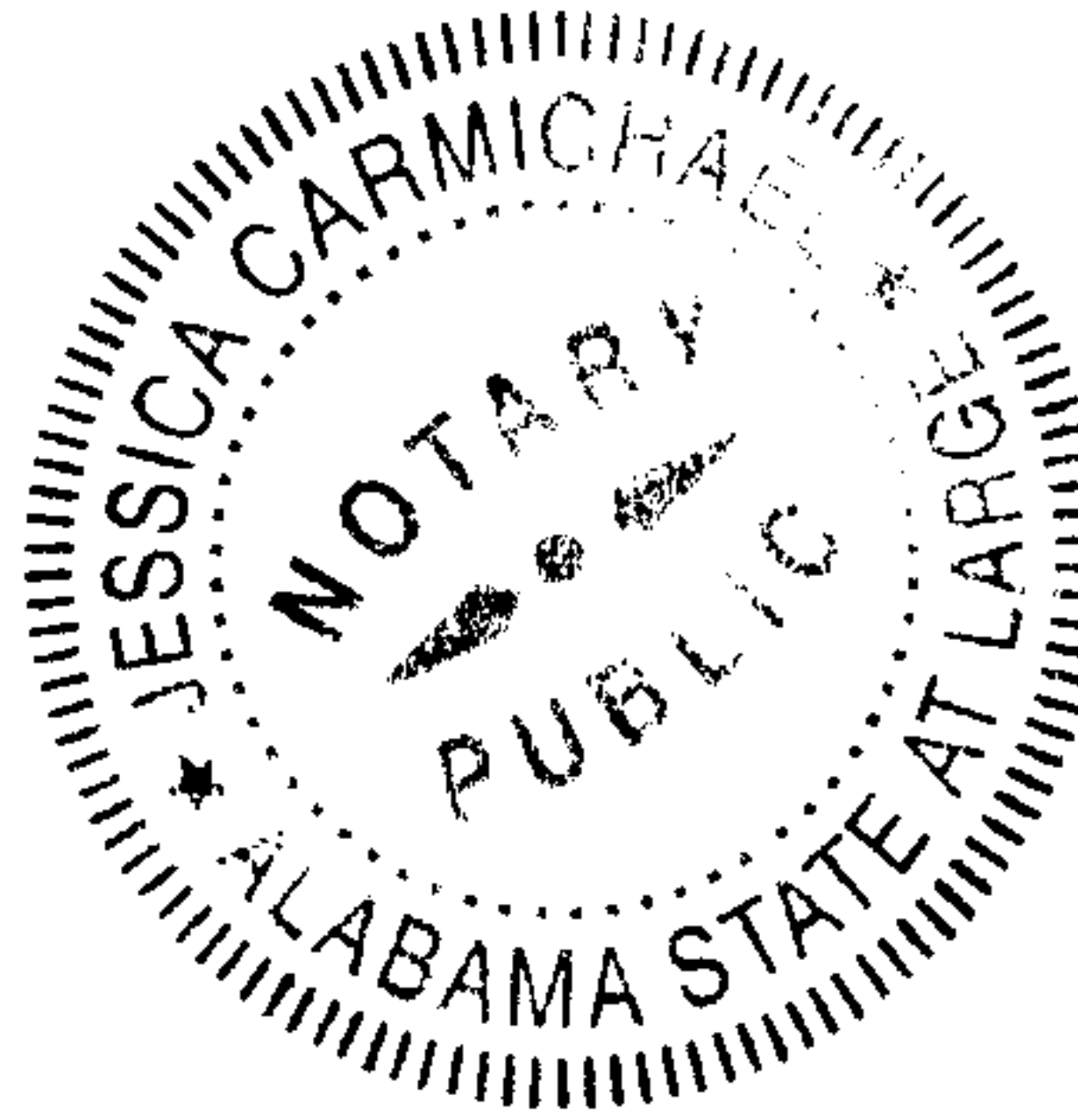
SCOTT J. HUMPHREY, as the person acting as auctioneer and conducting the sale as its attorney-in-fact


SCOTT J. HUMPHREY, as the auctioneer and person making said sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as attorney-in-fact for Raymond Hester and Donna Hester; whose name as attorney-in-fact and agent for Option One Mortgage Corporation; and whose name as auctioneer and person making said sale, 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, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 24th day of July, 2008.



Jessica Carmichael

Notary Public in and for the State of Alabama, at Large
My Commission Expires: 3/31/12

Shelby County, AL 08/27/2008
State of Alabama

Deed Tax: \$257.00




20080827000344210 3/4 \$277.00
Shelby Cnty Judge of Probate, AL
08/27/2008 01:36:02PM FILED/CERT

EXHIBIT "A"

Beginning at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4-1/4 667.82 feet to a point; thence turn 93 degrees 17 minutes 58 seconds right and run Westerly 1,293.31 feet to a point; thence turn 92 degrees 2 minutes 26 seconds left and run Southerly 867.54 feet to a point in the centerline of Shelby County Road No. 330; thence turn 96 degrees 27 minutes 42 seconds right and run Westerly along centerline of said road 40.01 feet to a point; thence turn 83 degrees 13 minutes 11 seconds right and run Northerly along the West line of the SW 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of said Section 9, a distance of 1,516.50 feet to a capped corner marking the NW corner of said NW 1/4 of the SE 1/4; thence turn 91 degrees 49 minutes 44 seconds right and run Easterly along the North line of said NW 1/4 of the SE 1/4 a distance of 1,329.79 feet to the point of beginning.

LESS AND EXCEPT that part of the property that lies within the right of way of Highway No. 330. Situated in Shelby County, Alabama .

LESS AND EXCEPT the following: Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 a distance of 270.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 1,059.75 feet to the NE corner of said NW 1/4 of the SE 1/4; thence turn 87 degrees 22 minutes 51 seconds right and run Southerly, a distance of 667.82 feet to a point; thence turn 93 degrees 17 minutes 58 seconds right and run Westerly a distance of 1,063.31 feet to a point; thence turn 86 degrees 57 minutes 4 seconds right and run Northerly a distance of 655.06 feet to the point of beginning.


20080827000344210 4/4 \$277.00
Shelby Cnty Judge of Probate, AL
08/27/2008 01:36:02PM FILED/CERT