


SEND TAX NOTICE TO:  
America's Servicing Company  
3476 Stateview Blvd  
Fort Mill, SC 29715

  
20090213000050940 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/13/2009 12:32:25PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of June, 2006, Jatana K. Gollette, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Molton, Allen, & Williams Mortgage Co., LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060615000286970, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, by instrument recorded in the aforesaid Probate Office ("Transferee"); 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 HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 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 December 3, 2008, December 10, 2008, and December 17, 2008; and


WHEREAS, on February 3, 2009, 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 HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Bank USA National Association , as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1; and

WHEREAS, HSBC Bank USA National Association , as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 , was the highest bidder and best bidder in the amount of One Hundred Twelve Thousand Five Hundred And 00/100 Dollars (\$112,500.00) on the indebtedness secured by said mortgage, the said HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Bank USA National Association , as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of the Village at Stonehaven, Phase I, as recorded in Map Book 25, Page 119, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto HSBC Bank USA National Association , as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1 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

  
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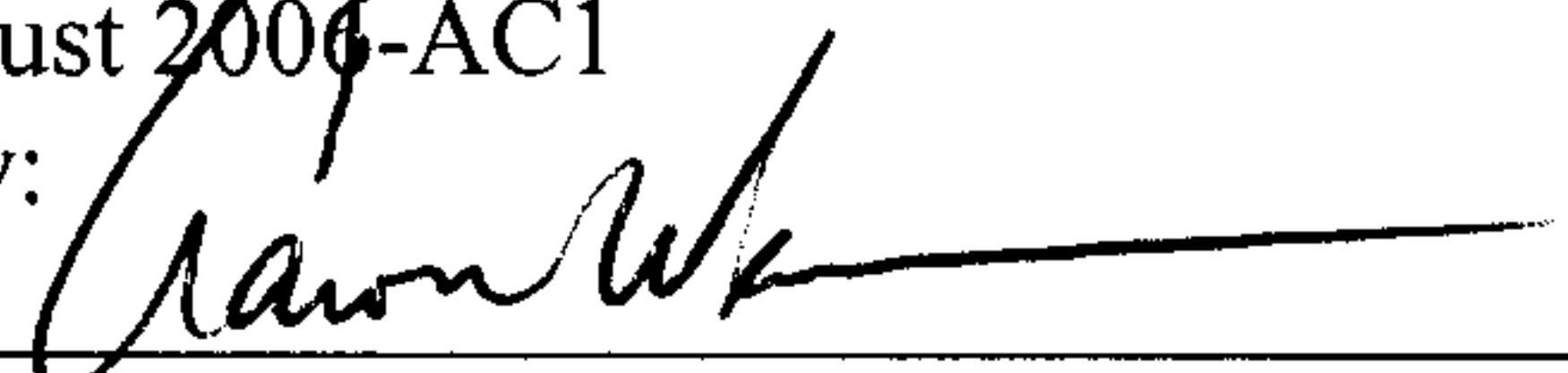


laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 3, 2009.

HSBC Bank USA National Association , as  
Successor Trustee to Wells Fargo Bank N.A. as  
Trustee for Bear Stearns Mortgage Funding  
Trust 2006-AC1

By:

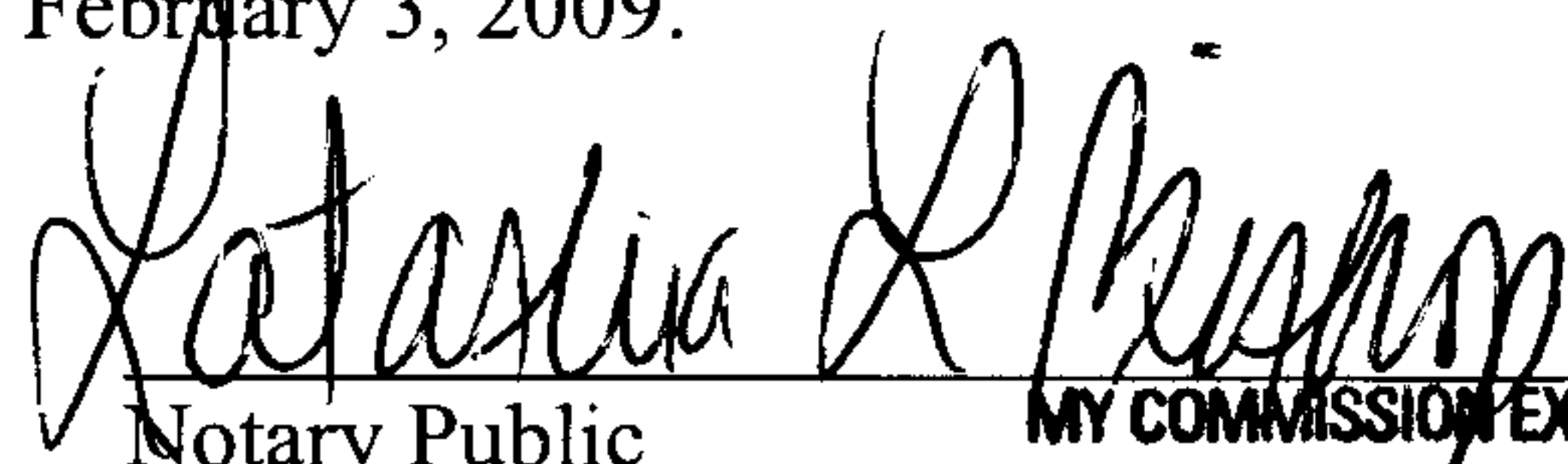
  
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA        )

COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, 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 acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 3, 2009.




Notary Public

MY COMMISSION EXPIRES FEBRUARY 11, 2012

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

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

  
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