

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

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )


FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of August, 2006, Michael L. McManus and Brenda C. McManus, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060907000443250, 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 Financial Alabama, 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 25, 2009, March 4, 2009, and March 11, 2009; and

  
20090409000130900 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/09/2009 09:19:22AM FILED/CERT


WHEREAS, on March 31, 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 Wells Fargo Financial Alabama, 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Financial Alabama, Inc. ; and

WHEREAS, Wells Fargo Financial Alabama, Inc., was the highest bidder and best bidder in the amount of One Hundred Eighteen Thousand Seven Hundred Nineteen And 77/100 Dollars (\$118,719.77) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Financial Alabama, Inc., 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 SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run Easterly along the South line thereof 1319.97 feet; thence 90 degrees 47 minutes left run Northerly 135.00 feet; thence 89 degrees 13 minutes left run Westerly 500.07 feet to the point of beginning; thence continue along the last described course 199.99 feet to the Easterly right of way of Thompson Street; thence 83 degrees 58 minutes right run Northerly along said right of way 100.65 feet; thence 97 degrees 27 minutes 54 seconds right run Northerly along said right of way 100.65 feet; thence 97 degrees 27 minutes 54 seconds right run Easterly 200.08 feet, thence 82 degrees 32 minutes 06 seconds right run Southerly 95.51 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to all restrictions, reservations, rights, easements, rights of way, provisions, covenants and building set-back lines of record.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Financial Alabama, 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 Financial Alabama, Inc., has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this March 31, 2009.

Wells Fargo Financial Alabama, Inc.

By:

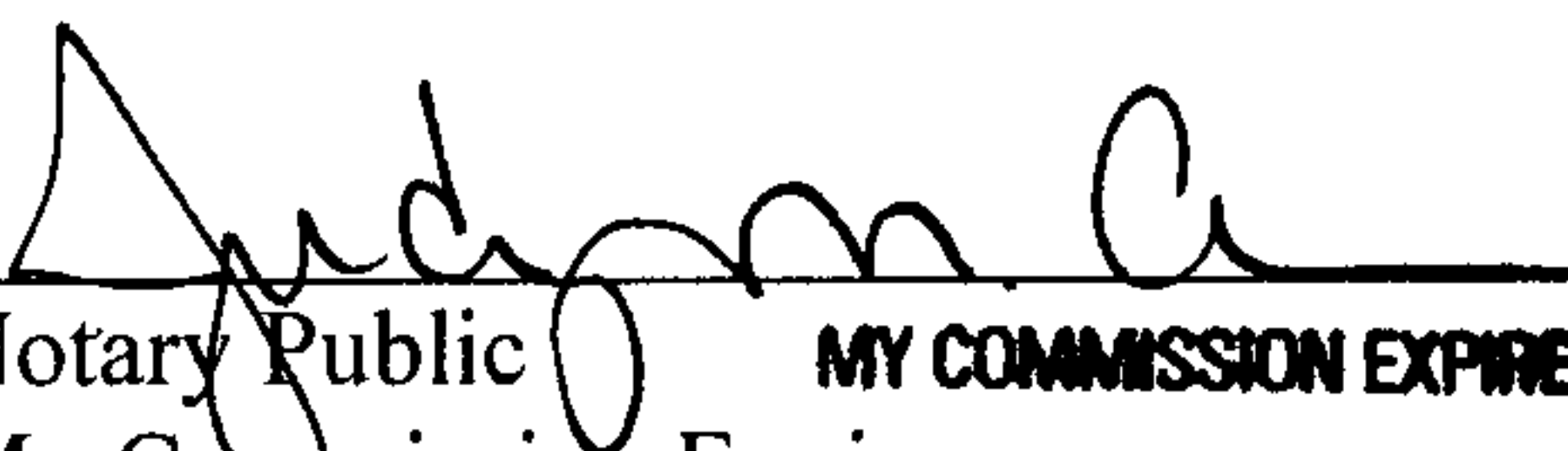
  
Aaron Warner, Auctioneer and Attorney-in-Fact

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, acting in his/her capacity as auctioneer and attorney-in-fact for Wells Fargo Financial Alabama, 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/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 acting in his/her capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this March 31, 2009.

  
Notary Public        MY COMMISSION EXPIRES MARCH 00, 2010  
My Commission Expires: \_\_\_\_\_

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

  
20090409000130900 3/3 \$18.00  
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