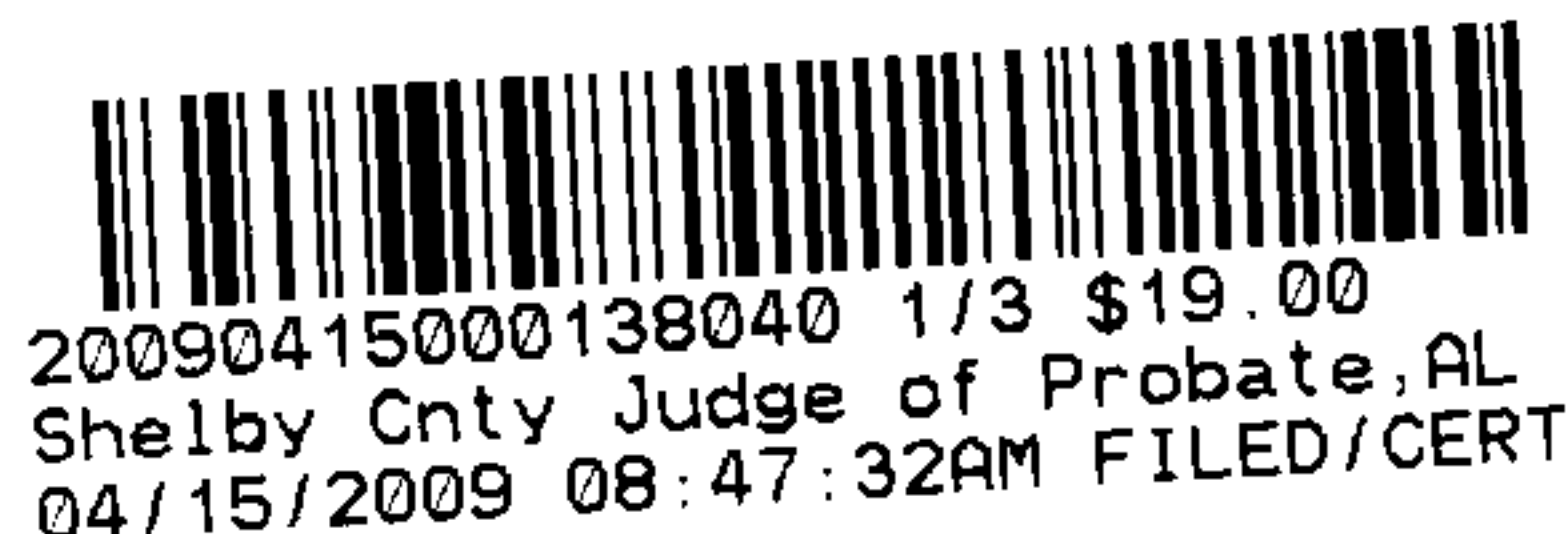


THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, LLC
3829 Lorna Road, Suite 322
Hoover, Alabama 35244
STATE OF ALABAMA
SHELBY COUNTY



SEND TAX NOTICES TO:

Wachovia Mortgage, FSB
1100 Corporate Center Drive NC4743
Raleigh, NC 27607

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on November 27, 2006, James E. Imhof and spouse, Judy K. Imhof, executed a certain mortgage on the property hereinafter described to Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2007125000038890, aforesaid records; 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 Wachovia 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 January 14, January 21, and January 28, 2009; and

WHEREAS, on February 5, 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 and properly conducted, and Wachovia 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, M. Katherine Blackwell was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wachovia Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wachovia Mortgage Corporation in the amount of \$152,668.71, which sum of money Wachovia Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Wachovia Mortgage Corporation, by and through M. Katherine Blackwell, as Auctioneer conducting said sale and as Attorney-in-Fact for Wachovia Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wachovia Mortgage Corporation the following described property situated in Shelby County, Columbiana Division, Alabama, to-wit:


Lot 18 according to the Survey of Meadow Brook 16th Sector 1st Phase
as recorded in Map Book 9, Page 143 A & B of the Office of the Judge
of Probate of Shelby County, Alabama, with the appurtenances thereto.

TO HAVE AND TO HOLD the above described property to Wachovia Mortgage Corporation, 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. Also subject to senior lien in favor of IndyMac Bank,
F.S.B., as recorded in Instrument No. 20030725000478030.

IN WITNESS WHEREOF, James E. Imhof and Judy K. Imhof, and Wachovia Mortgage Corporation
have caused this instrument to be executed by and through M. Katherine Blackwell, as Auctioneer conducting
said sale, and as their Attorney-in-Fact, and M. Katherine Blackwell, as Auctioneer conducting said sale, has
hereto set his hand and seal on this the 5th day of February, 2009.

JAMES E. IMHOF and JUDY K. IMHOF

By: M. Katherine Blackwell
M. KATHERINE BLACKWELL, Attorney-in-Fact


20090415000138040 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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WACHOVIA MORTGAGE CORPORATION

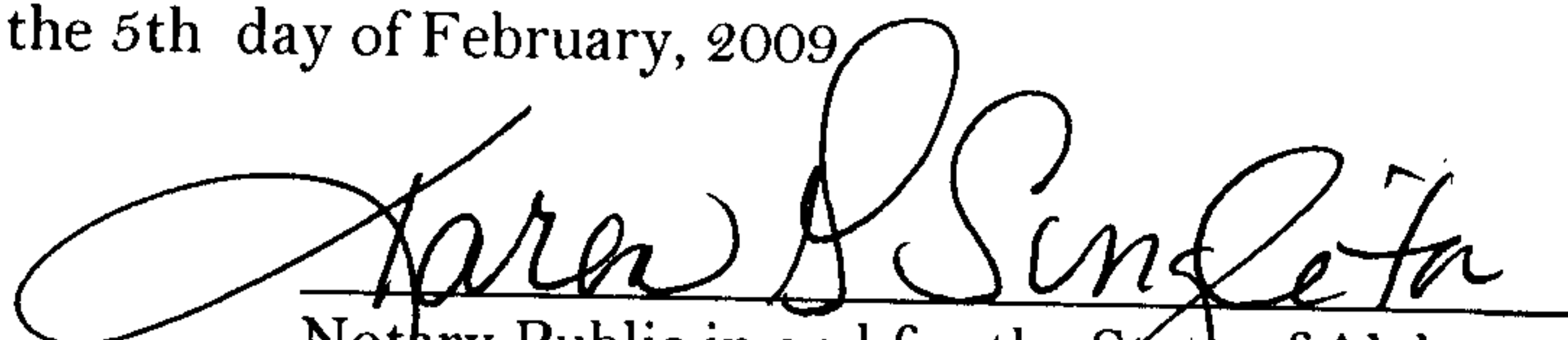
By: M. Katherine Blackwell
M. KATHERINE BLACKWELL, The person acting as
Auctioneer and conducting the sale
as its Attorney-in-Fact

M. Katherine Blackwell
M. KATHERINE BLACKWELL, As the Auctioneer and
person making said sale

STATE OF ALABAMA
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that M. Katherine Blackwell, whose name as Attorney-in-Fact for James E. Imhof and Judy K. Imhof; whose name as Attorney-in-Fact and agent for Wachovia 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, she, in her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 5th day of February, 2009


Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 4/25/2010

KAREN G. SINGLETON
Notary Public, AL State at Large
My Comm. Expires April 25, 2010


20090415000138040 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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