


SEND TAX NOTICE TO:  
National City Mortgage  
3232 Newmark Drive  
Miamisburg, OH 45342

  
20090721000279350 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/21/2009 09:20:49 AM FILED/CERT

CM #: 42779-894

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of August, 2002, Ronald G. Brown a single man, executed that certain mortgage on real property hereinafter described to Mortgage Resources, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20020821000397670, said mortgage having subsequently been transferred and assigned to Wachovia Bank, National Association, by instrument recorded in Instrument No. 20030604000347020, 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 Wachovia Bank, National Association 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 May 27, 2009, June 3, 2009, and June 10, 2009; and

WHEREAS, on July 10, 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 Wachovia Bank, National Association 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, Judy Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wachovia Bank, National Association ; and

WHEREAS, Wachovia Bank, National Association, was the highest bidder and best bidder in the amount of Three Hundred Fifty-Five Thousand Three Hundred Twenty-Eight And 14/100 Dollars (\$355,328.14) on the indebtedness secured by said mortgage, the said Wachovia Bank, National Association, by and through Judy Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wachovia Bank, National Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wachovia Bank, National Association 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.

IN WITNESS WHEREOF, Wachovia Bank, National Association, has caused this instrument to be executed by and through Judy Corvin, as auctioneer conducting said sale and as attorney-in-fact for





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said Transferee, and said Judy Corvin, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 10, 2009.

Wachovia Bank, National Association

By:

  
Judy Corvin, 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 Judy Corvin, acting in his/her capacity as auctioneer and attorney-in-fact for Wachovia Bank, National Association, 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 his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 10, 2009.

  
Notary Public

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

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

MICHELLE LYNN WILLIAMS  
MY COMMISSION  
EXPIRES 8 13 12