

MORTGAGE FORECLOSURE DEED


20090722000282480 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/22/2009 01:36:53 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Jackson Knox
0019522457

KNOW ALL MEN BY THESE PRESENTS: That Jackson Knox III and Twanda R. Knox, Husband and Wife did, on to-wit, the October 27, 2005, execute a mortgage to Option One Mortgage Corporation, which mortgage is recorded in Instrument 20051107000577020, said mortgage was transferred and assigned to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 as recorded in Instrument# 20090225000245460 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 17, 24, and July 1, 2009; and

WHEREAS, on the July 15, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:15 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, in the amount of Ninety-Six Thousand Four Hundred Forty-Eight Dollars and Fifty Cents (\$96,448.50), which sum the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Ninety-Six Thousand Four Hundred Forty-Eight Dollars and Fifty Cents (\$96,448.50), cash, the said Jackson Knox III and Twanda R. Knox, Husband and Wife, acting by and through the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, by Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 12 in Triple Springs Subdivision as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 34.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, has caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Fran Clark, has executed this instrument in his capacity as such auctioneer on this the July 15, 2009.

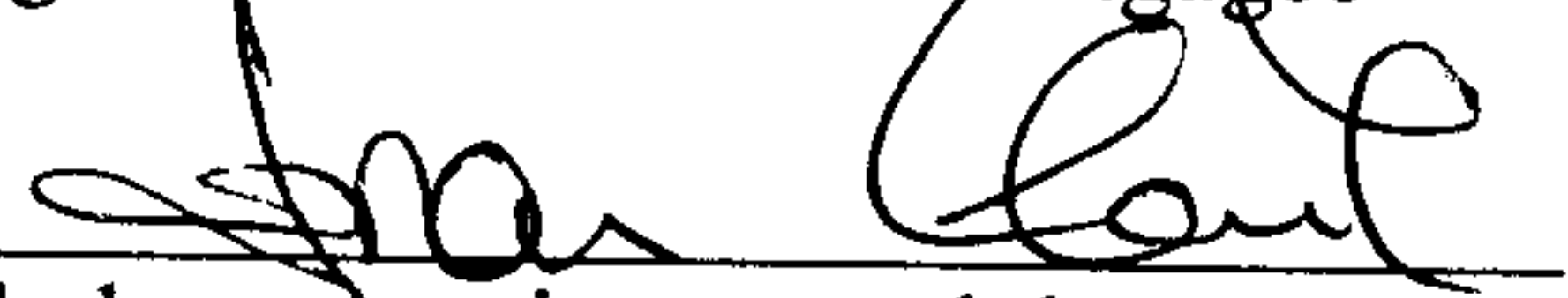
Jackson Knox III and Twanda R. Knox, Husband and Wife
Mortgagors

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust
2006-1 Asset-Backed Certificates, Series 2006-1
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust
2006-1 Asset-Backed Certificates, Series 2006-1
Mortgagee or Transferee of Mortgagee

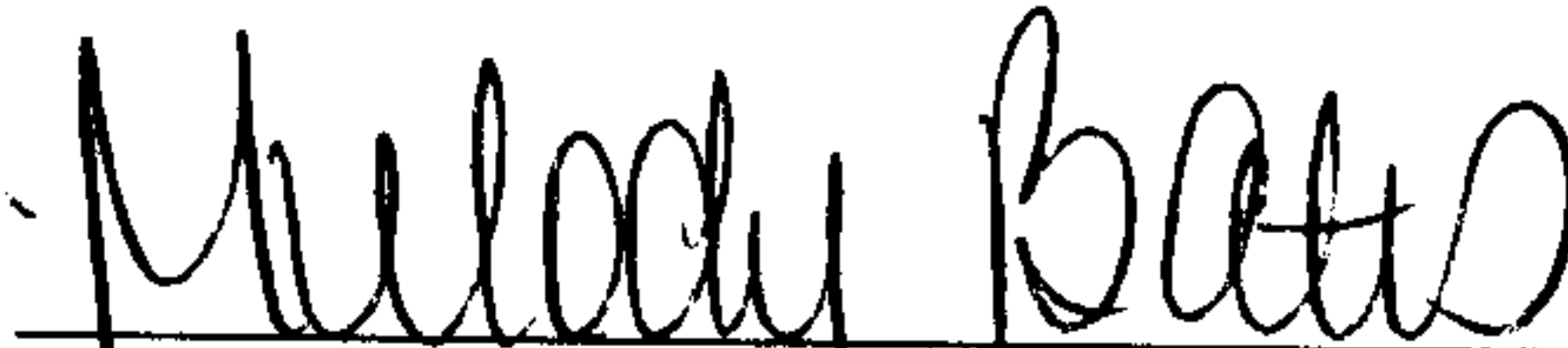
By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 15, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~MY~~ COMMISSION EXPIRES 07-27-2011

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-008763

GRANTEE'S ADDRESS
American Home Mortgage Servicing, Inc.
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256



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