

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That Philip D Anthony and Geraldine M Anthony, married, did, on to-wit, September 22nd, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgage Lenders Network USA, Inc. dba Lenders Network, which mortgage is recorded in Instrument No. 20061012000505750, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 by instrument recorded in Instrument No. 20091102000408210 in said probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 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, in its issues of September 9, 16 and 23, 2009; and

WHEREAS, on October 13th, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 in the amount of TWO HUNDRED TWENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE and 00/100ths (\$223,125.00) DOLLARS, which sum the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 a credit of TWO HUNDRED TWENTY THREE THOUSAND ONE HUNDRED TWENTY FIVE and 00/100ths (\$223,125.00) DOLLARS, on the indebtedness secured by said mortgage, the said Philip D Anthony and Geraldine M Anthony, acting by and through the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 by Mel Cowan, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 by Mel Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Mel Cowan 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, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of the Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 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 subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said WELLS FARGO BANK, NA. AS TRUSTEE FOR THEHOLDERS OF SASCO 2007-MLN1 has caused this instrument to be executed by Mel Cowan as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Mel Cowan has executed this instrument in his/her capacity as such auctioneer on this the 13th day of October, 2009.

Philip D Anthony and Geraldine M Anthony
Mortgagors

By: WELLS FARGO BANK, NA. AS TRUSTEE FOR
THEHOLDERS OF SASCO 2007-MLN1
Mortgagee or Transferee of Mortgagee

By: Mel Cowan



20091102000408220 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
11/02/2009 12:32:38 PM FILED/CERT

As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

WELLS FARGO BANK, NA. AS TRUSTEE FOR
THEHOLDERS OF SASCO 2007-MLN1
Mortgagee or Transferee of Mortgagee

By: Mel Cowan

As Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Mel Cowan

As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mel Cowan, 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 13th day of October, 2009.

Melody Bates

NOTARY PUBLIC

MY COMMISSION EXPIRES MY COMMISSION EXPIRES 07-27-2011

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
1705 Corporate Dr.
Plano, TX 75024