


PREPARED BY: JOHN RUDD
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STATE OF ALABAMA
COUNTY OF SHELBY


20091119000431140 1/2 \$298.50
Shelby Cnty Judge of Probate, AL
11/19/2009 12:47:56 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

Shelby County, AL 11/19/2009
State of Alabama
Deed Tax : \$284.50

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on February 16, 2005, **Timothy D Hedden, a single man, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Bank, its successors and assigns**, which said mortgage is recorded in Instrument No. 20050317000119520, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Bank, its successors and assigns did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 06/17, 06/24, 07/01/09 and 07/22/09; and

WHEREAS, on August 6, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank,NA in the amount of **TWO HUNDRED EIGHTY-FOUR THOUSAND FIFTY-THREE AND 35/100 DOLLARS (\$ 284,053.35)**; and said property was thereupon sold to Wells Fargo Bank,NA; and

WHEREAS, Mikki Prince, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and TWO HUNDRED EIGHTY-FOUR THOUSAND FIFTY-THREE AND 35/100 DOLLARS (\$ 284,053.35), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Wells Fargo Bank,NA, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2009, according to the Survey of Lake Point Estates as recorded in Map Book 11, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20080807000317870

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, NA, its successors and assigns forever; 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 ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Timothy D Hedden, a single man and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Bank, its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 6th day of August, 2009.



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BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

Mimi Prince, whose name as attorney-in-fact and auctioneer for Timothy D Hedden, a single man and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Bank, its successors and assigns, 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, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2009.

Anita Louise Willey
NOTARY PUBLIC My Commission Expires
My Commission Expires: January 13, 2013

Grantee Name / Send tax notice to:

ATTN:

Wells Fargo Home Mortgage / GE

3476 Stateview Blvd., MAC #X7801-013

Fort Mill, SC 39715