


MORTGAGE FORECLOSURE DEED


20091211000455720 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/11/2009 12:33:30 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Jerry Smith
1010254529

KNOW ALL MEN BY THESE PRESENTS: That Jerry Smith and Kim Smith, Husband and Wife did, on to-wit, the September 29, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Premier Mortgage Funding, which mortgage is recorded in Instrument# 20051018000514820; said mortgage was transferred and assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates as recorded in Instrument #20091001000373460 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates 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 September 23, 30, October 7, 21, November 25, 2009; and

WHEREAS, on the December 4, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:21 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, in the amount of Fifty-Eight Thousand Dollars and No Cents (\$58,000.00), which sum the said Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates; 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 Fifty-Eight Thousand Dollars and No Cents (\$58,000.00), cash, the said Jerry Smith and Kim Smith, Husband and Wife, acting by and through the said Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, by Jimmie Raye Newman, 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5 and the West 25 feet of Lot 6, in Block 267, according to J.H. Dunstons Map of the Town of Calera, Alabama, Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, 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 Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the December 4, 2009.

Jerry Smith and Kim Smith, Husband and Wife
Mortgagors

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust,
Series 2006-NC5 Asset-Backed Pass-Through Certificates
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust,
Series 2006-NC5 Asset-Backed Pass-Through Certificates
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, 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 Jimmie Raye Newman, 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 December 4, 2009.

Dorothy M. Velitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 528-2010



Dorothy M. Velitch
Notary Public
State of Alabama
Alabama State at Large

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-009615

GRANTEE'S ADDRESS
Carrington Mortgage Services
1610 E.St. Andrews Pl
#B150
Santa Ana, California 92705

20091211000455720 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/11/2009 12:33:30 PM FILED/CERT