

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328
CM #: 97383

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of October, 2003, Phoebe P. Postiglione, a single person, executed that certain mortgage on real property hereinafter described to Charter One Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20031107000741260, said mortgage having subsequently been transferred and assigned to Wells Fargo Home Mortgage, Inc., by instrument recorded in Instrument No. 20040405000174310, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. 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 September 16, 2009, September 23, 2009, and September 30, 2009; and

WHEREAS, on December 15, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. 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, Aaron Nelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.; and

WHEREAS, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. , was the highest bidder and best bidder in the amount of Ninety-Seven Thousand Three Hundred Thirty-One And 01/100 Dollars (\$97,331.01) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel situated in the County of Shelby, State of Alabama, being known and designed as Unit 101, in Building 1, in The Gables, a condominium located in Shelby County, Alabama, as established by declaration of condominium and by-laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 53, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855 and Real 97, Page 937 and by-laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by Eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned declaration, said unit being more particularly described in the floor



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Shelby Cnty Judge of Probate, AL
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plans and architectural drawings to The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. 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, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this December 15, 2009.

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc.

By: Aaron Nelson
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., 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 December 15, 2009.

[Signature]
Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Apr 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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

