

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

CM #: 145667

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of March, 2008, Daniel Brett Mobley, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Network Funding, L.P., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080401000131230, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., 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. 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





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Shelby Cnty Judge of Probate, AL
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publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 23, 2009, December 30, 2009, and January 6, 2010; and

WHEREAS, on January 26, 2010, 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. 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. ; and

WHEREAS, Wells Fargo Bank, N.A., was the highest bidder and best bidder in the amount of One Hundred Sixty-Six Thousand Four Hundred Thirty-Six And 80/100 Dollars (\$166,436.80) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., 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., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 4; thence North 25 degrees 55 minutes 16 seconds West for 586.57 feet to the point of beginning; thence left 69 degrees 13 minutes 53 seconds for 319.02 feet; thence left 124 degrees 13 minutes 22 seconds for 325.73 feet; thence left 56 degrees 56 minutes 26 seconds for 331.97 feet; thence left 107 degrees 03 minutes 02 seconds for 68.13 feet; thence left 18 degrees 04 minutes 13 seconds for 246.87 feet; thence right 12 degrees 58 minutes 22 seconds for 71.80 feet; thence left 156 degrees 27 minutes 16 seconds for 67.07 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. 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., 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 January 26, 2010.

Wells Fargo Bank, N.A.

By:

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

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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., 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 January 26, 2010.

Ginny Marie Rutledge
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 16, 2013

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

