

20100212000043610 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/12/2010 11:16:55 AM FILED/CERT

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

CM #: 145585

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of October, 2007, Christopher P. Hawkins, a married man and Amiee W. Hawkins, a married woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Impact Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20071105000509490, 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



publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 30, 2009, January 6, 2010, and January 13, 2010; and

WHEREAS, on February 2, 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, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Twenty-One Thousand Seven Hundred Forty-One And 85/100 Dollars (\$121,741.85) 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 Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence Westerly along the South marginal line of the Elliott settlement road a distance of 850 feet to the point of beginning, the center of said road being accepted as the North line of said forty; thence Southerly a distance of 200 feet to a point; thence Westerly 100 feet to a point; thence Northerly a distance of 200 feet to a point; thence Easterly a distance of 100 feet along the said South marginal right of way of said road to the point of beginning.

Also, begin at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence Westerly along the South marginal right of way line of the Elliott settlement road a distance of 950 feet to the point of beginning, the center of said road being accepted as the North line of said forty; thence Southerly a distance of 200 feet to a point; thence Westerly 150 feet to a point; thence Northerly a distance of 200 feet to a point; thence Easterly a distance of 150 feet along the said South marginal right of way of said road to the point of beginning.

Said parcel of real estate being situated in the Northwest Quarter of the Northeast Quarter, Section 15, Township 19 South, Range 2 East.

Less and Except that portion conveyed to Jackie E. Snyder and wife, Mamie Ruth Snyder as shown in deed recorded in Real Record 308, Page 947, in Probate Office.



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TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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 February 2, 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 February 2, 2010.

[Signature]
Notary Public
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 5, 2011
~~BONDED THROUGH NOTARY PUBLIC UNDERWRITERS~~**

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



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