

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

CM #: 149153

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of November, 2007, Suzanne M. Noble, a married woman, and Judson Heath Noble, her husband, 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 Number 20071109000517540, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A.,

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



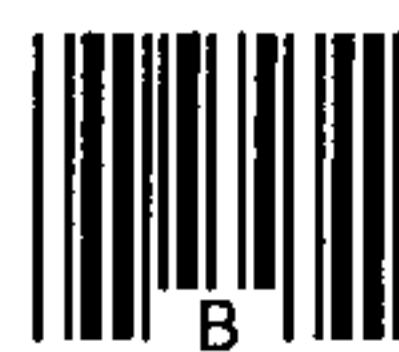
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 27, 2010, February 3, 2010, and February 10, 2010; and

WHEREAS, on February 23, 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 Ninety-Seven Thousand Eight Hundred Fifty-Eight And 11/100 Dollars (\$97,858.11) 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:

Commence at the Southeast corner of the Southeast 1/4 of Northwest 1/4 of Section 34, Township 19, Range 2 East, and run South 87 degrees 30 minutes West for 229.83 feet to the Easterly right of way line of U.S. Highway No. 280, and run North 56 degrees 20 minutes West along said right of way line for a distance of 1968.00 feet to the intersection of the Easterly right of way line of said highway with the Easterly line of Chancellor's Ferry Road; thence run along the Easterly line of said road North 36 degrees 15 minutes West for a distance of 151.18 feet to the point of beginning, said point being the West-most corner of a lot being conveyed to Ocie L. McCall; thence North 33 degrees 40 minutes East for a distance of 214.48 feet; thence 73 degrees 10 minutes East for a distance of 17.60 feet; thence North 16 degrees 46 minutes East for a distance of 25.44 feet; thence North 28 degrees 21 minutes West for a distance of 56.92 feet; thence turn an angle of 105 degrees 20 minutes to the left and run in a Southwesterly direction for a distance of 248.67 feet to the Easterly right of way line of Chancellor's Ferry Road; thence South 36 degrees 15 minutes East for a distance of 107.61 feet to the point of beginning.





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 23, 2010.

Wells Fargo Bank, N.A.

By:



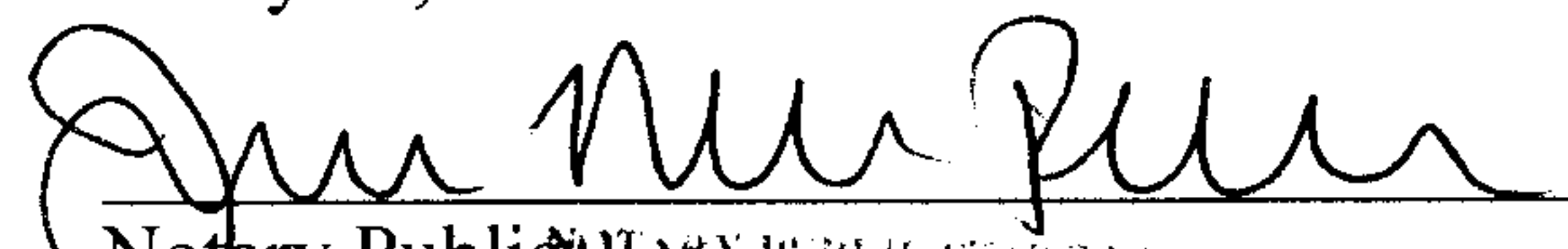
Aaron Nelson, Auctioneer and Attorney-in-Fact

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 23, 2010.

  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 5, 2011  
BOND BY FIRST NOTARY PUBLIC UNDERWRITERS

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

