


MORTGAGE FORECLOSURE DEED


20100420000119940 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/20/2010 10:32:37 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Lenora M. Saunders

KNOW ALL MEN BY THESE PRESENTS: That Lenora M. Saunders, A Single Woman did, on to-wit, the July 13, 2005, execute a mortgage to Option One Mortgage Corporation, which mortgage is recorded in Instrument# 20050902000453720; said mortgage was transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 as recorded in Instrument #20100406000102790 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 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 March 17, 24, 31, 2010; and

WHEREAS, on the April 12, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:25 o'clock a.m./p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, in the amount of Sixty-Eight Thousand Two Hundred Fifty Dollars and Seventy-Six Cents (\$68,250.76), which sum the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1; 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 Sixty-Eight Thousand Two Hundred Fifty Dollars and Seventy-Six Cents (\$68,250.76), cash, the said Lenora M. Saunders, A Single Woman, acting by and through the said Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, except the Northerly .87 feet thereof, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, 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 Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, 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 April 12, 2010.

Lenora M. Saunders, A Single Woman
Mortgagors

Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed
Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates,
Series 2006-OP1
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 Securitized Asset Backed
Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates,
Series 2006-OP1
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 April 12, 2010.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-2010

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
10-000228

GRANTEE'S ADDRESS
American Home Mortgage Lending, Inc.
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256



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

20100420000119940 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/20/2010 10:32:37 AM FILED/CERT