


PREPARED BY:
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20100429000130820 1/2 \$187.00
Shelby Cnty Judge of Probate, AL
04/29/2010 11:41:15 AM FILED/CERT

Please cross reference to Instrument 20060714000339420.

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, June 19, 2006, **William M. Curtis Jr., husband and Glenda C. Curtis, wife, Mortgagors**, did execute a certain mortgage to **Wachovia Bank, National Association**, which said mortgage is recorded in Instrument No. 20060714000339420, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Wachovia Bank, National Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 3/10, 3/17, 3/24/2010; and

WHEREAS, on April 1, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:25 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Wachovia Bank, National Association did offer for sale and sell a public outcry, in front of the main entrance 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. in the amount of **ONE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED NINETEEN AND 47/100 DOLLARS (\$ 172,619.47)** which sum the said Wachovia Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED NINETEEN AND 47/100 DOLLARS (\$ 172,619.47), cash, on the indebtedness secured by said mortgage, the said William M. Curtis Jr., husband and Glenda C. Curtis, wife, acting by and through the said Wachovia Bank, National Association as transferee, by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 15, BLOCK 9, ACCORDING TO THE SURVEY OF KERRY DOWNS, AS RECORDED IN MAP BOOK 5 PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said William M. Curtis Jr., husband and Glenda C. Curtis, wife, Mortgagor(s) by the said Wachovia Bank, National Association have caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 1st day of April, 2010

William M. Curtis Jr., husband and Glenda C. Curtis, wife, Mortgagor(s)

Wachovia Bank, National Association, Mortgagee or Transferee of Mortgagee

By: [Signature] as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Wachovia Bank, National Association, Mortgagee or Transferee of Mortgagee

By: [Signature] as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By: [Signature] as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Shelby County, AL 04/29/2010

State of Alabama

Deed Tax : \$173.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 1st day of April, 2010.

[Signature]

NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:
ATTN:
Wachovia Bank, National Association
PO Box 3055
Winston-Salem, NC 27199



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