


PREPARED BY:
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20100610000184570 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/10/2010 12:20:11 PM FILED/CERT

Please cross reference to Instrument 20100202000031770.

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 29, 2007, **Michael Lee Dyksterhouse and Gina I. Dyksterhouse, husband and wife, Mortgagors**, did execute a certain mortgage to **Wachovia Bank, National Association**, which said mortgage is recorded in Instrument No. 20071116000525780, and re-recorded in Instrument No. 20100202000031770, 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 5/5, 5/12, 5/19/2010; and

WHEREAS, on May 27, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:45 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. successor by merger to Wachovia Bank, National Association in the amount of **ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FIFTY-SIX AND 00/100 DOLLARS (\$ 117,156.00)** 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. successor by merger to Wachovia Bank, National Association; 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 SEVENTEEN THOUSAND ONE HUNDRED FIFTY-SIX AND 00/100 DOLLARS (\$ 117,156.00), cash, on the indebtedness secured by said mortgage, the said Michael Lee Dyksterhouse and Gina I. Dyksterhouse, husband and 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. successor by merger to Wachovia Bank, National Association, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 2, BLOCK 2, ACCORDING TO THE SURVEY OF WOODDALE, AS RECORDED IN
MAP BOOK 5, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. EASEMENT AND BUILDING LINE AS SHOWN BY RECORDED MAP.
2. EASEMENT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND
TELEGRAPH COMPANY RECORDED IN VOLUME 273, PAGE 63, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.
3. OIL, GAS, PETROLEUM AND SULPHUR RIGHTS AND RIGHTS INCIDENT THERETO AS
RECORDED IN VOLUME 127, PAGE 140, IN THE SAID PROBATE OFFICE.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 101, PAGE
569, IN SAID PROBATE OFFICE.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. successor
by merger to Wachovia Bank, National Association, 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 Michael Lee Dyksterhouse and Gina I. Dyksterhouse, husband
and 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 27th day of May, 2010

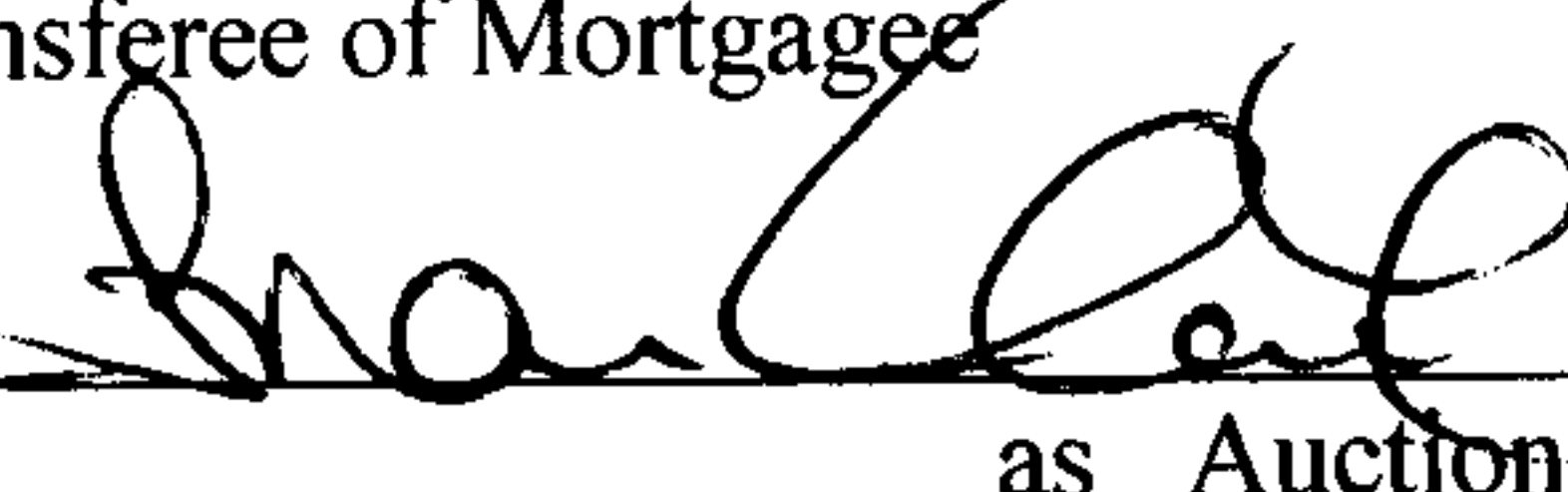
Michael Lee Dyksterhouse and Gina I.
Dyksterhouse, husband and wife, Mortgagor(s)

Wachovia Bank, National Association, Mortgagee
or Transferee of Mortgagee

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

Wachovia Bank, National Association, Mortgagee
or Transferee of Mortgagee

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person conducting said sale for the Mortgagee or
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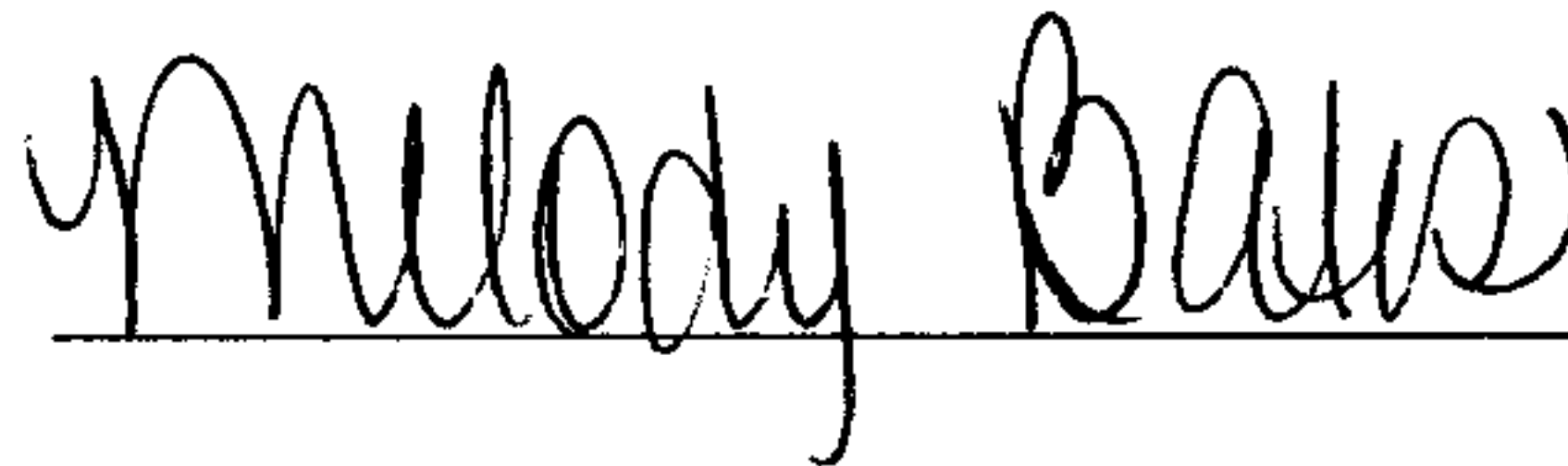


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STATE OF ALABAMA
COUNTY OF SHELBY

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 27th day of May, 2010.



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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