


Send tax notice to:
Wells Fargo Bank, N.A.
c/o Mary Rassias
190 River Road
Summit, NJ 07901

This instrument prepared by:
Rashad L. Blossom
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

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)


20100813000260270 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/13/2010 02:50:17 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Bomar Construction, Inc., an Alabama corporation ("Mortgagor"), executed that certain Mortgage in favor of Wachovia Bank, National Association, predecessor in interest to Wells Fargo Bank, N.A. ("Wells Fargo"), dated August 1, 2007, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office"), as Instrument 20070802000360240 (the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and Wells Fargo then declared all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage in accordance with the terms thereof and as required by law by publication in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 7, 2010, July 14, 2010, and July 21, 2010; and

WHEREAS, on August 2, 2010, the day on which the foreclosure sale was to be held, according to said notice, beginning at 1:30 p.m., said foreclosure sale was duly and properly conducted, and Wells Fargo did offer for sale and did sell at public outcry, in front of the main door to the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid obtained for the Property was the credit bid of Wells Fargo in the amount of TWO HUNDRED FIFTY EIGHT THOUSAND THREE HUNDRED and no/100ths DOLLARS (\$258,300.00), which sum was applied to the indebtedness secured by the Mortgage, and the Property was thereupon sold to Wells Fargo; and

WHEREAS, Rashad L. Blossom conducted said sale on behalf of Wells Fargo;
and

WHEREAS, the Mortgage expressly grants and conveys the power of sale to Wachovia Bank, National Association and its successors and assigns.

NOW, THEREFORE, in consideration of the premises and of a credit of TWO HUNDRED FIFTY EIGHT THOUSAND THREE HUNDRED and no/100ths DOLLARS (\$258,300.00), Wells Fargo, by Rashad L. Blossom, its duly authorized agent and auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto Wells Fargo the following described property situated in Shelby County, Alabama, to-wit:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 666.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 26; THENCE TURN AN ANGLE TO THE LEFT OF 62 DEGREES 52 MINUTES 01 SECONDS AND RUN NORTHWEST ALONG THE SOUTHWEST RIGHT OF WAY FOR 410.04 FEET; THENCE TURN AN ANGLE TO THE LEFT 80 DEGREES 53 MINUTES 44 SECONDS AND RUN SOUTHWEST FOR 1199.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE TURN AN ANGLE TO THE LEFT OF 132 DEGREES 15 MINUTES 42 SECONDS AND RUN EAST ALONG THE SOUTH LINE FOR 1079.68 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Glenn Bomar, by deed dated 6/7/2007, filed 6/12/2007 in Instrument 20070612000276000


This being that same property conveyed to Bomar Construction, Inc., an Alabama Corporation by deed dated August 1, 2001, filed August 2, 2007 in Instrument 20070802000360230.

TO HAVE AND TO HOLD the Property unto Wells Fargo forever; subject, however, to the statutory right of redemption in favor of those who may be entitled to redeem the Property as provided by the laws of the State of Alabama.

THE PROPERTY IS SOLD IN ITS "AS-IS" CONDITION, WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO ITS CONDITION OR THE TITLE THERETO.

IN WITNESS WHEREOF, Wells Fargo, by Rashad L. Blossom, as auctioneer conducting said sale, caused these presents to be executed on this the 11th day of August, 2010.

**Wells Fargo Bank, N.A.,
Holder of the Mortgage**

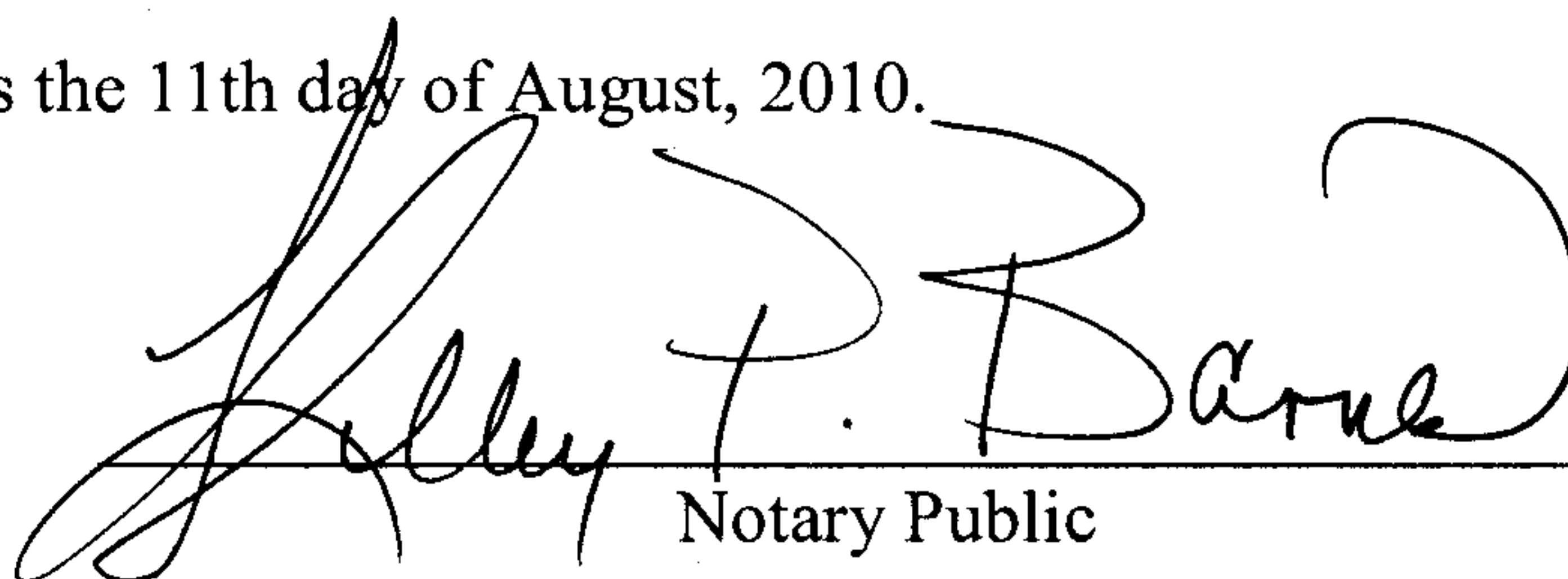
By: 
Rashad L. Blossom
Agent and Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rashad L. Blossom, whose name as auctioneer and the person conducting the foreclosure sale for Wells Fargo Bank, N.A. 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 this conveyance, he, in his capacity as such auctioneer, and with full authority, executed the this instrument voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of August, 2010.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 24, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires _____

