



20100901000281410 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/01/2010 10:06:09 AM FILED/CERT

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

CM #: 109669

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of August, 2005, Ralph R. Morton and Cynthia J. Morton, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20050923000495320, said mortgage having subsequently been transferred and assigned to HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, by instrument recorded in Instrument No. 20091008000382130, in the aforesaid Probate Office ("Transferee"); and

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 HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3 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 July 21, 2010, July 28, 2010, and August 4, 2010; and



WHEREAS, on August 24, 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 HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3 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 as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3; and

WHEREAS, HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, was the highest bidder and best bidder in the amount of One Hundred Sixty-Two Thousand And 00/100 Dollars (\$162,000.00) on the indebtedness secured by said mortgage, the said HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 9 Township 21 South, Range 2 West in Shelby County, Alabama being more particularly described as follows: Commence at the Southwest corner of the above said 1/4 - 1/4; Thence go Northerly along the West line of said 1/4-1/4 for a distance of 266.30 feet to an Iron pin found; Thence turn an angle right of 110 degrees 29 minutes 26 seconds and go Easterly for a distance of 4.00 feet to an Iron pin set, said point being the point of beginning of the following described parcel; Thence continue along the last course for a distance of 309.79 feet to an iron pin found, said point lying on the Westerly right of way of Camp Branch Circle; Thence turn an angle right of 105 degrees 30 minutes 00 seconds and go Southwesterly and along said right of way for a distance of 204.48 feet to an Iron pin found; Thence turn an angle right of 56 degrees 58 minutes 15 seconds and leaving said right of way go Westerly for a distance of 174.00 feet to an Iron pin found; Thence turn an angle right of 87 degrees 50 minutes 51 seconds and go Northerly for a distance of 264.87 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3 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.





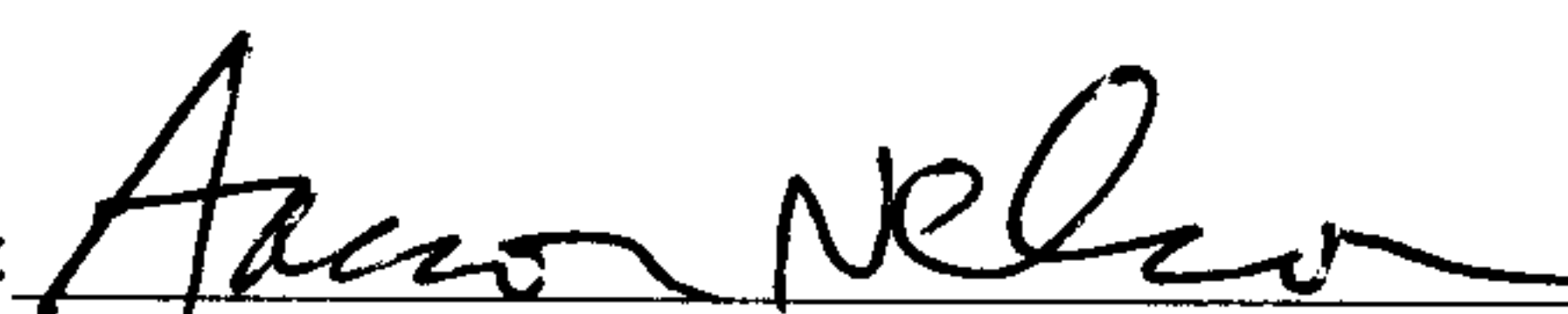


20100901000281410 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/01/2010 10:06:09 AM FILED/CERT

IN WITNESS WHEREOF, HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this August 24, 2010.

HSBC Bank USA, National Association, as Trustee  
for Wells Fargo Home Equity Trust 2005-3

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Aaron Nelson, Member

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, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this August 24, 2010.

  
Notary Public  
My Commission Expires: **MY COMMISSION EXPIRES MAY 30, 2014**

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

