

SEND TAX NOTICE TO:
America's Servicing Company
3476 Stateview Blvd
Fort Mill, SC 29715

CM #: 179319

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of March, 2008, Russell L. Robinson and Martha L. Robinson, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080407000139870, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Wells Fargo Financial Alabama, Inc. 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 August 4, 2010, August 11, 2010, and August 18, 2010; and

WHEREAS, on September 7, 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 Wells Fargo Financial Alabama, Inc. 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 Wells Fargo Financial Alabama, Inc.; and

WHEREAS, Wells Fargo Financial Alabama, Inc., was the highest bidder and best bidder in the amount of One Hundred Twenty-Seven Thousand And 00/100 Dollars (\$127,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Financial Alabama, Inc., 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 located in the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 21, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said 1/4-1/4 section; thence run East along the South line of said 1/4-1/4 section a distance of 170.0 feet; thence turn left 90 degrees, 44 minutes, 30 seconds a distance of 174.62 feet to the centerline of a gravel drive; thence turn left 83 degrees, 55 minutes, 20 seconds along said centerline a distance of 170.95 feet to the West line of said 1/4-1/4 section; thence turn left 96 degrees, 04 minutes, 40 seconds along said 1/4-1/4 line a distance of 190.52 feet to the point of beginning.

Less and except that part lying within the highway right of way.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Financial Alabama, Inc. 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.

IN WITNESS WHEREOF, Wells Fargo Financial Alabama, Inc., 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 Mortgagee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this September 7, 2010.

Wells Fargo Financial Alabama, Inc.

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

By: Aaron Nelson
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 Wells Fargo Financial Alabama, Inc., 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 Mortgagee.

Given under my hand and official seal on this September 7, 2010.

Jennifer Russell Brown
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

