


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


20100923000312410 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/23/2010 09:59:50 AM FILED/CERT

CM #: 180155

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of September, 2003, Ian P. Barbour and wife, Sherry M. Barbour, executed that certain mortgage on real property hereinafter described to Wells Fargo Home Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030922000633350, 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 Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 18, 2010, August 25, 2010, and September 1, 2010; and



WHEREAS, on September 14, 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 Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Sixty Thousand Two Hundred Seven And 33/100 Dollars (\$60,207.33) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 Fannie Mae a/k/a Federal National Mortgage Association, 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 in the East Half of the Southwest quarter of Section 23, Township 20 South, Range 1 East, being more particularly described as follows:

Beginning at a 5/8 inch rebar with a cap stamped "3385, Found at the Northwest corner of East Half of the Southeast quarter of the Southwest quarter of said Section 23; thence South 00 degrees 00 minutes 00 seconds West along the West line of the East half of the said sixteenth section, a distance of 258.07 feet to a 5/8 inch rebar found, with a cap stamped "3385; thence North 89 degrees 50 minutes 13 seconds East a distance of 168.63 feet to a 5/8 inch rebar found, with a cap stamped "3385"; thence North 00 degrees 02 minutes 54 seconds West, a distance of 258.15 feet, to a 5/8 inch rebar found, with a cap stamped "3385"; thence North 00 degrees 00 minutes 27 seconds East, a distance of 41.63 feet to a 3/8 inch rebar found, on the South right of way of County Highway No. 61; thence along a curve, to the left, in said right of way having a radius of 658.86 feet and a chord bearing of South 77 degrees 19 minutes 08 seconds West, an arc length of 173.13 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 4.30 feet to the point of beginning. According to the survey of Sid Wheeler, dated September 8, 2003.



20100923000312410 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/23/2010 09:59:50 AM FILED/CERT

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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 Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 14, 2010

Wells Fargo Bank, NA successor by merger to
Wells Fargo Home Mortgage, 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 Bank, NA successor by merger to Wells Fargo Home Mortgage, 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 14, 2010

Ginny Rutledge
Notary Public
My Commission Expires: MAY 30, 2014

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


20100923000312410 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/23/2010 09:59:50 AM FILED/CERT

